Return to: John T. Cook, P.C.
2927 Berry Hill Drive
Nashville, TN 37204

Box 14
File # 24783-3

THIS INSTRUMENT PREPARED BY:
Chapman & Rosenthal Title, Inc.
2002 Richard Jones Rd
Suite 203A
Nashville, Tennessee 37215

CRT File No. 13030028

BILL GARRETT, Davidson County
Trans:T20130025539 DEEDWARR
Recvd: 04/01/13 09:08 2 pgs
Fees:13.00 Taxes:2738.00
20130401-0031003

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is geater, for this transfer is: $740,000.00.

Affiant

Subscribed and sworn to before me, this29th day of March, 2013.

Notary Public
My Commission Expires: 9.19.16

KATHY HANS STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Jesus G. Berdeja and Timothy L. Bennett 143 Prospect Hill Nashville TN 37205	New Owner	Tax Parcel ID No. 116-08-0F-143.00CO

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Ellen P. Johnson, unmarried** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Jesus G. Berdeja, an unmarried man and Timothy L. Bennett, an unmarried man**, ("Grantees"), their successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot 143, PHASE 3, SUGARTREE, as shown on plat of record in Plat Book 5050, Pages 67 thru 71, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed by Quitclaim Deed from Margaret J. Smith to John S. Johnson and wife, Ellen P. Johnson as recorded on the 11th day of February, 2005 in Instrument No. 20050211-0016135; Quitclaim Deed from Frances J. Niarhos to John S. Johnson and wife, Ellen P. Johnson as recorded on the 11th day of February, 2005 in Instrument No. 20050211-0016134; Quitclaim Deed from Frances J. Niarhos to John S. Johnson and Ellen P. Johnson as recorded on the 6th day of July, 2004 in Instrument No. 20040706-0079890; Quitclaim Deed from Margaret J. Smith to John S. Johnson and Ellen P. Johnson as recorded on the 6th day of July, 2004 in Instrument No. 20040706-0079889; Quitclaim Deed from Ellen P. Johnson to Ellen P. Johnson and my husband, John S. Johnson, as tenants by the entireties as recorded on the 6th day of July, 2004 in Instrument No. 20040706-0079888; Quitclaim Deed from John S. Johnson to John S. Johnson and my wife, Ellen P. Johnson, as tenants by the entireties as recorded on the 6th day of July, 2004 in Instrument No. 20040706-0079887; Trustee's Quitclaim Deed from John S. Johnson, as trustee of the Ellen P. Johnson Personal Residence Trust - 1996, dated June 13, 1996 to Ellen P. Johnson, a 57.4976 percent undivided, John S. Johnson, a 17.8934 percent undivided, Margaret J. Smith, a 12.3045 percent undivided and Frances J. Niarhos, a 12.3045 percent undivided as recorded on the 30th day of June, 2004 in Instrument No. 20040630-0077369; Quitclaim Deed from Ellen P. Johnson to John S. Johnson as Trustee of the Ellen P. Johnson Personal Residence Trust - 1996 as recorded on the 13th day of June, 1996 in Deed Book 10086, Page 125; Quitclaim Deed from John Settle Johnson to Ellen P. Johnson as recorded on the 7th day of June, 1996 in Deed Book 10080, Page 48 and Warranty Deed from Fox Builders, Inc., a Tennessee corporation to John Settle Johnson and wife, Ellen P. Johnson as recorded on the 16th day of June, 1978 in Deed Book 5299, Page 641, in the Register's Office of Davidson County, Tennessee. The said John S. Johnson having since died on October 12, 2007 conveying the property entirely to Ellen P. Johnson, his wife.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be

amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

County of Davidson taxes for the year 2013 and thereafter, not yet due and payable.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of PHASE 3, SUGARTREE, as recorded in Plat Book 4860, Page(s) 117-121, revised in Plat Book 5050, Pages 67-71, Book 5298, Page 54 and Book 5323, Page 616.

Covenants, Conditions and Restrictions as set forth in Deed recorded in Book 4857, Page 157, amended in Book 5003, Page 688, supplemented for Phase III recorded in Book 5087, Page 220, amended in Book 5514, Page 138, Book 5691, Page 61 and Book 11758, Page 466.

Charter of Sugartree Homeowners Association, Inc. recorded in Book 5636, Page 525 and Book 5683, Page 667.

Deed to Homeowners Association for Common Areas recorded in Book 5683, Page 675.

This is improved property located at 143 Prospect Hill Nashville TN 37205.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 29th day of March, 2013.

Ellen P. Johnson

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Ellen P. Johnson, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 29th day of March, 2013.

Notary Public

My Commission Expires: _____

WILLIAM T. CHAPMAN, IV
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES SEPTEMBER 9, 2014