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

Box 14
File #24730-8

WARRANTY DEED

B-VRES-13-7240

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $242,000.00

(Affiant)

Subscribed and sworn to before me, this 27th DAY OF March, 2013.

Notary Public

MY COMMISSION EXPIRES: 1/6/14
(AFFIX SEAL)

DEBORAH M. O'NEIL STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

THIS INSTRUMENT WAS PREPARED BY
Rudy Title & Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Ryan Miller	Sumner Bank & Trust	
7240 Sugarloaf Drive (ADDRESS)	967A Grassland Place (NAME) (ADDRESS)	
Nashville, TN 37211 (CITY) (STATE) (ZIP)	Gallatin, TN 37066 (CITY) (STATE) (ZIP)	181-01-0A-204.00

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, we SHANNON JOHNSON AND DEVIN JOHNSON, HUSBAND AND WIFE, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto RYAN MILLER, UNMARRIED, AS TO AN UNDIVIDED 50% INTEREST AND MARY KATE PETROVIC, UNMARRIED, AS TO AN UNDIVIDED 50% INTEREST, AS JOINT TENANTS WITH RIGHTS OF SURVIVORSHIP, hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 57 ON THE PLAN OF SUGAR VALLEY, SECTION 6, A PLANNED UNIT DEVELOPMENT OF RECORD IN INSTRUMENT NUMBER 20020321-0034914, IN THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAN REFERENCE IS HEREBY MADE FOR A MORE COMPLETE DESCRIPTION OF THE PROPERTY.

BEING THE SAME PROPERTY CONVEYED TO SHANNON JOHNSON AND DEVIN JOHNSON, HUSBAND AND WIFE BY DEED FROM BENJAMIN M. HARRELL AND WIFE, MELISSA A. HARRELL OF RECORD AT INSTRUMENT NO. 20060602-0065431, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, DATED MAY 25, 2006 AND RECORDED ON JUNE 2, 2006.

SUBJECT TO TAXES FOR THE YEAR 2013 WHICH HAVE BEEN PRORATED AND ASSUMED BY THE GRANTEE. SUBJECT TO ALL MATTERS FILED OF RECORD IN THE REGISTER'S OFFICE FOR DAVIDSON COUNTY TENNESSEE, INCLUDING THOSE SHOWN ON THE PLAN OF RECORD AS INSTRUMENT NUMBER 20020321-0034914; COVENANTS, CONDITIONS AND RESTRICTIONS OF RECORD IN BOOK 11069, PAGE 14 AND INSTRUMENT NUMBER 20020410-0044276; RESOLUTION OF THE BOARD OF DIRECTORS OF RECORD IN INSTRUMENT NUMBER 20030224-0023733; QUITCLAIM DEED FOR COMMON AREAS TO SUGAR VALLEY HOA OF RECORD IN INSTRUMENT NUMBER 20000425-0041128 AND CHARTER OF SUGAR VALLEY HOA OF RECORD IN BOOK 11069, PAGE 6.

unimproved ( )
This is improved (X) property, known as 7240 Sugarloaf Drive, Nashville, Tennessee 37211
(House Number) (Street) (P.O. Address) (City or Town) (Postal ZIP)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

BILL GARRETT, Davidson County
Trans:T20130025545 DEEDWARR
Recvd: 04/01/13 09:12 2 pgs
Fees:13.00 Taxes:895.40

20130401-0031124

Witness my/our hand(s) this 27th day of March, 2013.

Shannon Johnson

Devin Johnson

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Shannon Johnson and Devin Johnson, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 27th day of March, 2013.

Notary Public

My Commission Expires: 1-9-16

(SEAL)

MEGAN PAULUS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

RETURN TO:
Rudy Title & Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
Phone: (615)383-2903