Box 14
947728

WARRANTY DEED	State of Tennessee County of Davidson The actual consideration or value, whichever is greater, for this transfer is $550,000.00 Affiant Subscribed and sworn to before me, this the 3rd day of April, 2013. Notary Public My commission expires: 9-10-16 (AFFIX SEAL)

BILL GARRETT, Davidson County
Trans:T20130027803 DEEDWARR
Recvd: 04/05/13 11:16 2 pgs
Fees:13.00 Taxes:2035.00
20130405-0033798

THIS INSTRUMENT WAS PREPARED BY
John T. Cook, P.C.
2927 Berry Hill Drive, Nashville, TN 37204-3126

KATHY H. HAND NOTARY PUBLIC STATE OF TENNESSEE CO. TN. TEC.

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers
Rachel K. Johnson	SunTrust Mortgage, Inc.	Map 116-09-0, Parcel 011-00
5928 Sedberry Rd.	P.O. Box 79041	
Nashville, TN 37205	Baltimore, MD 21279-0041	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

Gail B. Lavely, an unmarried person

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Rachel K. Johnson and Earl S. Johnson, III, wife and husband

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A 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. 307 on the Plan of Hillwood Estates, Section 12, as of record in Book 2663, Page 109, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

Being the same property conveyed to Horace T. Lavely, Jr. and wife, Gail B. Lavely, by Deed dated September 29, 1964 from Gerald E. Sheridan and wife, Catherine R. Sheridan, of record in Book 3816, Page 70, Register's Office for Davidson County, Tennessee and further conveyed to Gail B. Lavely by Quitclaim Deed dated August 18, 1992 from Horace T. Lavely, Jr. and Kenneth R. Kraft, Trustee of record in Book 8775, Page 192, said Register's office of Davidson County, Tennessee.

This conveyance is subject to any and all zoning regulations, building restrictions and setback lines, if any, and easements and rights for public utilities applicable to this property; and taxes for the current year which have been prorated and assumed by the Grantee(s) herein.

This is improved (__X__) Unimproved (____) property, known as **5928 Sedberry Rd., Nashville, TN 37205**

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES 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 GRANTEES, 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.

Witness my/our hand(s) this **3rd** day of **April, 2013.**

Gail B. Lavely

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, a Notary Public of said County and State, **Gail B. Lavely,** the within named seller, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this **3rd** day of **April, 2013.**

Notary Public

My Commission Expires: 9/1/16

KATHY HAND
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY, TENN.