BILL GARRETT, Davidson County
Trans:T20130035647 DEEDWARR
Recvd: 04/30/13 14:57 2 pgs
Fees:13.00 Taxes:1365.30
20130430-0043155

WARRANTY DEED

G-VRES-13-1404

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $369,000.00
: Mark D Johnson
Affiant
Subscribed and sworn to before me, this 26th DAY OF April, 2013.
C. Lot Carney
Notary Public
MY COMMISSION EXPIRES:
(AFFIX SEAL)

C. LOT CARNEY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
My Commission Expires August 23, 2016

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
Mark Johnson	Franklin American Mortgage Company	
1404 5th Ave North	(NAME) 501 Corporate Centre Dr # 400	
(ADDRESS) Nashville, TN 37208	(ADDRESS) Franklin, TN 37067	082-09-0 090.00
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

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 AARON WHITE AND RACHEL M. WHITE, HUSBAND AND WIFE, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto MARK JOHNSON AND KEITH GLAD, BOTH UNMARRIED, AS TENANTS IN COMMON WITH THE RIGHT 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 PART OF LOT NO. 65, ON THE PLAN OF D. T. MCGAVOCK'S FIRST ADDITION TO NASHVILLE, AS OF RECORD IN BOOK 10, PAGES 606 TO 609, REGISTER'S OFFICE FOR SAID COUNTY. BEING MORE PARTICULARLY DESCRIBED AS:

A PARCEL OF LAND LYING ON THE EAST SIDE OF 5TH AVENUE, NORTH AND SEVENTY EIGHT FEET MORE OR LESS FROM THE NORTHERLY SIDE OF TAYLOR STREET. THIS PROPERTY FRONTS 39 FEET MORE OR LESS ON THE EAST SIDE OF 5TH AVENUE, NORTH AND RUNS BACK BETWEEN PARALLEL LINES 139 FEET MORE OR LESS TO A DEAD LINE.

BEING THE SAME PROPERTY CONVEYED TO AARON WHITE AND WIFE, RACHEL M. WHITE BY WARRANTY DEED FROM JAMES WALSH AND WIFE, HEATHER WALSH, RECORDED ON THE 30TH DAY OF NOVEMBER, 2004 IN INSTRUMENT NO. 20041130-0142566, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

THIS CONVEYANCE IS SUBJECT TO A) 2013 PROPERTY TAXES AND SUBSEQUENT, WHICH ARE ASSUMED BY THE GRANTEE(S) HEREIN; B) INSTRUMENTS OF RECORD IN INSTRUMENT NO. 20031017-0153873, PLAT BOOK 10, PAGE(S) 606 THRU 609; SAID REGISTER'S OFFICE; AND C) ANY AND ALL EXISTING EASEMENTS AND RESTRICTIONS AS SHOWN OF RECORD NOT STATED HEREIN.

unimproved ( )
This is improved (X) property, known as 1404 5th Ave North, Nashville, Tennessee 37208
(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.

Witness my/our hand(s) this 26th day of April, 2013.

Aaron White

Rachel M. White

STATE OF Tennessee
COUNTY OF Davidson

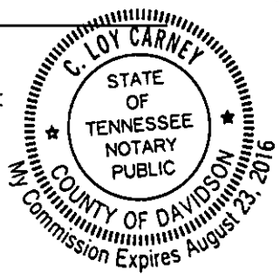
Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Aaron White and Rachel M. White, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the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

Witness my hand and official seal, this the 26th day of April, 2013.

Notary Public

My Commission Expires:

(SEAL)



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