 (Notary Stamp)	**STATE OF TENNESSEE** **COUNTY OF WILLIAMSON** The actual consideration or value, whichever is greater, for this transfer is $90,000.00 Affiant Subscribed and sworn to before me, this 25th day of April, 2013. Notary Public My commission expires: 3-3-2015

THIS INSTRUMENT PREPARED BY
McCann, Hubbard & Solomon
1804 Williamson Court, Suite 201
Brentwood, TN 37027

BILL GARRETT, Davidson County
Trans:T20130036553 DEEDWARR
Recvd: 05/02/13 12:36 3 pgs
Fees:18.00 Taxes:333.00

20130502-0044337

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
John J. Johnson **Michelle B. Johnson**	**New Owner**	**Map\Parcel: 095-09-0-042.00**
1913 Lebanon Pike		
Nashville, TN 37210		

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

Barbara Helton, Individually and as Executrix of the Estate of Gertrude M. Penton, Michael Penton, David M. Penton, Jr. and John M. Penton heirs-at-law of the Estate of Gertrude M. Penton and Patricia Penton, aka Patty Ruth Penton as personal Representative of the Estate of David M. Penton,

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

John J. Johnson and Michelle B. Johnson, husband and wife

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 the 15th Civil District of Davidson County, Tennessee, to wit:

Lot No. 2 on the plan and survey made by John M. Sullivan, April 27, 1949, which is a part of a 13.1 acre tract, described as follows: Beginning at a point in the center of Lebanon Pike at the corner of Lots Nos. 2 and 3 and being 96.3 feet west of the northwest corner of the property conveyed to Nita Blount Cutts by deed from John White, Trustee, et al, of record in Book 1642, page 71, Register's Office for said County; thence with the line between said Lots Nos. 2 and 3, South 31 degrees 35 minutes East 303.7 feet; thence North 58 degrees 30 minutes East 96 feet to the southwest corner of said Cutts property; thence with the western boundarty line of said Cutts property, North 31 degrees 35 minutes West 314.2 feet to a point in the center of said Lebanon Pike; thence with the center of said Lebanon Pike, southwesterly 96.3 feet to the beginning.

Being the same property conveyed to Gertrude M. Penton by Quitclaim Deed from Gertrude M. Penton, Trustee of The Gertrude M. Penton Revocable Living Trust, of record in Instrument No. 20071005-0119395, dated October 4, 2007, Register's Office for Davidson County, Tennessee. Gertrude M. Penton having since died on August 22, 2011. The deceased was survived by her children Barbara Helton and Michael Penton but was predeceased by her son David M. Penton. David M. Penton was survived by his sons David M. Penton, Jr., and John M. Penton and his wife, Patricia Penton, aka Patty Ruth Penton. Gertrude M. Penton's Estate is probated of record in the Seventh Circuit Court of Davidson County, Tennessee, Case No. 12P-963.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:
The current year's property taxes have been prorated and paid or are assumed by the Grantee. Subsequent taxes are assumed by the Grantees; including Rollback taxes, if any.
Restrictive covenants contained in an instrument of record in Book 1630, Page 133, Register's Office for DAVIDSON County, Tennessee.
Water Main Easement of record in Book 722, Page 243, Register's Office for DAVIDSON County, Tennessee.
Subject to the flow of any stream across the subject property.
Any and all visible easements lying on or across the property.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This is improved property known as 1913 Lebanon Pike, Nashville, TN 37210.

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 25th day of April, 2013.

Barbara Helton
Barbara Helton, Individually

Barbara Helton EXEC
Barbara Helton, Executrix of the Estate of
Gertrude M. Penton

Michael Penton by Barbara Helton atty in fact
Michael Penton
By: Barbara Helton, Attorney-in-Fact

John M. Penton by Barbara Helton atty in fact
John M. Penton
By: Barbara Helton, Attorney-in-Fact

David M. Penton, Jr. by Barbara Helton atty in fact
David M. Penton, Jr.
By: Barbara Helton, Attorney-in-Fact

X Patricia Penton Personal Rep.
Patricia Penton, aka Patty Ruth Penton
Personal Representative of the Estate of David M. Penton

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned, a Notary Public in and for said County and State, personally appeared **Barbara Helton** with whom I am personally acquainted (or who proved to me his/her identity on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she executed the within instrument on behalf of Michael Penton for the purposes therein contained, and who further proved to me that he/she is the **Attorney in Fact** for Michael Penton and is authorized by Michael Penton to execute this instrument on his/her behalf.

Witness my hand, at office, this 25th day of April, 2013.

A. Scott Hubbard
Notary Public

A. SCOTT HUBBARD STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

My Commission Expires: 1-24-17

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned, a Notary Public in and for said County and State, personally appeared **Barbara Helton** with whom I am personally acquainted (or who proved to me his/her identity on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she executed the within instrument on behalf of John M. Penton, Jr. for the purposes therein contained, and who further proved to me that he/she is the **Attorney in Fact** for John M. Penton, Jr. and is authorized by John M. Penton, Jr. to execute this instrument on his/her behalf.

Witness my hand, at office, this 25th day of April, 2013.

A. Scott Hubbard
Notary Public

A. SCOTT HUBBARD STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

My Commission Expires: 1-24-17

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned, a Notary Public in and for said County and State, personally appeared **Barbara Helton** with whom I am personally acquainted (or who proved to me his/her identity on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she executed the within instrument on behalf of David M. Penton for the purposes therein contained, and who further proved to me that he/she is the **Attorney in Fact** for David M. Penton and is authorized by David M. Penton to execute this instrument on his/her behalf.

Witness my hand, at office, this 25th day of April, 2013.

A. Scott Hubbard
Notary Public

A. SCOTT HUBBARD STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

My Commission Expires: 1-24-17

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, a Notary Public of said County and State, Patricia Penton, aka Patty Ruth Penton Personal Representative of the Estate of David M. Penton, the within named grantor, with whom I am personally acquainted (or who proved to me her identity on the basis of satisfactory evidence), and who acknowledged that she executed this instrument for the purposes therein contained, and who further acknowledged that.

Witness my hand, at office, this 25th day of April, 2013.

A. Scott Hubbard
Notary Public

A. SCOTT HUBBARD STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

My Commission Expires: 1-24-17

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, a Notary Public of said County and State, Barbara Helton, the within named grantors, with whom I am personally acquainted (or who proved to me their identity on the basis of satisfactory evidence), and who acknowledged that he/she/they executed this instrument for the purposes therein contained.

Witness my hand, at office, this 25th day of April, 2013.

A. Scott Hubbard
Notary Public

A. SCOTT HUBBARD STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

My Commission Expires: 1-24-17

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, a Notary Public of said County and State, Barbara Helton, the Executrix of the Estate of Gertrude M. Penton, the within named grantor, with whom I am personally acquainted (or who proved to me her identity on the basis of satisfactory evidence), and who acknowledged that she executed this instrument for the purposes therein contained, and who further acknowledged that.

Witness my hand, at office, this 25th day of April, 2013.

A. Scott Hubbard
Notary Public

A. SCOTT HUBBARD STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

My Commission Expires: 1-24-17

File #: **130141SH**
RECORD & RETURN TO:
McCann, Hubbard & Solomon
1804 Williamson Court, Suite 201
Brentwood, TN 37027