WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20130041795 DEEDWARR
Recvd: 05/20/13 11:30 2 pgs
Fees:13.00 Taxes:954.60
20130520-0050540

STATE OF TENNESSEE, COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $258,000.00.

Affiant

Subscribed and sworn to me on May 17, 2013.

NOTARY PUBLIC

CAROL A. WILSON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

My Commission Expires JUNE 21, 2016

THIS INSTRUMENT WAS PREPARED BY:
Todd A. Bricker
ORTALE, KELLEY, HERBERT & CRAWFORD
200 Fourth Avenue North
Nashville, TN 37219-0375
Our File #26549SP

NAME/ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP – PARCEL #
Davis H. Carr 945 Plateau Parkway Nashville, TN 37205	Davis H. Carr 4401 Beacon Drive Nashville, TN 37215	115-1-039

FOR AND IN CONSIDERATION of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, Mary Frances Mannion Johnson, unmarried, hereinafter called **"GRANTOR,"** has bargained and sold, and by these presents does transfer and convey unto Davis H. Carr, unmarried, hereinafter called **"GRANTEE,"** his heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

The land referred to in this Commitment is situated in the County of Davidson, State of Tennessee, and described as follows:

Land in Davidson County, Tennessee, being Lot No. 230 on the Plan of West Meade Hills Addition, as of record in Plat Book 3600, page 18, Register's Office for said County.

Said Lot No. 230 fronts 126.13 feet on the westerly margin of Plateau Parkway and extends back between lines 397.0 feet on the southerly line and 389.65 feet on the northerly line, to a dead line in the rear which is a broken line, measuring 139.01 feet thereon.

Being the same property conveyed to Richard Francis Johnson and wife, Mary Frances Mannion Johnson, by deed from John M. Durrenberger and wife, Imogene M. Durrenberger, of record in Book 4635, page 378, dated September 1, 1972, said Register's Office. The said Richard Francis Johnson having since died.

The conveyance of the above-described parcel of land is subject to the following:

1. 2013 Davidson County taxes which have been prorated by the parties and assumed by the Grantee(s).

2. Subject to any and all zoning regulations, building restrictions, setback lines, if any, and easements and rights of way for public utilities applicable to this property.
3. Matters shown on the Plan of record in Plat Book 3600, page 18, said Register's Office.
4. Restrictive Covenants contained in instrument of record in Book 3616, page 584, said Register's Office.

This property is also known as improved property located at 945 Plateau Parkway, 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 GRANTEE, their heirs and assigns, forever, and GRANTOR does covenant with the said GRANTEE that they 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 GRANTOR does further covenant and bind themselves, their heirs and assigns, to warrant and forever defend the title to the said land to the said GRANTEE, 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 our hands on May 17, 2013.

Mary Frances Mannion Johnson

Mary Frances Mannion Johnson

STATE OF TENNESSEE, COUNTY OF DAVIDSON

On May 17, 2013, before me personally appeared Mary Frances Mannion Johnson, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who executed the foregoing instrument, and acknowledged that she executed the same as his/her free act and deed.

Witness my hand and official seal on May 17, 2013.

Todd A. Bricker

NOTARY PUBLIC

My Commission Expires:

TODD A. BRICKER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

NOTARY PUBLIC
Todd A. Bricker
My Commission Expires
March 3, 2014
STATE OF TENNESSEE