WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $242,500.00

Affiant

Subscribed and sworn to before me, this 28th day of June, 2013

Notary Public

MY COMMISSION EXPIRES: January 9, 2016

BRIAN D. MITCHELL STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

(AFFIX SEAL)

BILL GARRETT, Davidson County
Trans: T20130056684 DEEDWARR
Recvd: 07/03/13 10:47 2 pgs
Fees: 13.00 Taxes: 897.25

20130703-0068799

THIS INSTRUMENT WAS PREPARED BY:
Southland Title & Escrow Co., Inc.
7101 Executive Center Drive, Suite 151
Brentwood, TN 37027

ADDRESS NEW OWNERS AS FOLLOWS:	SEND TAX BILLS TO:	
Heather Johnson	NEW OWNER	091-15-0
(NAME)	(NAME)	(MAP)
5101 Nevada Avenue		184.00
(ADDRESS)	(ADDRESS)	(PARCEL)
Nashville, TN 37209		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we, Allyson M. Krebs and Brian S. Krebs, Co-Executors of the Estate of Karen W. Krebs, hereinafter called the Grantor(s), have bargained and sold, and by these presents do hereby transfer and convey unto Heather Johnson and spouse, Stephen Johnson, hereinafter called Grantee(s), their heirs and assigns, that certain tract or parcel of land in Davidson County, TENNESSEE, described as follows, to-wit:

Land in Davidson County, Tennessee, being part of Block No. 16 on the Map of Realty Savings Bank & Trust Co's Revised Plan of the West Extension of Charlotte Park Company's First Addition as of record in Book 421, page 18, Register's Office for said County, described as follows:

Beginning at a point of intersection of the southerly margin of Nevada Avenue, formerly Third Avenue and the westerly margin of Fifty-First Avenue, North, formerly Tenth Street; thence westwardly with the said margin of Nevada Avenue 60 feet to a point; thence southwardly and parallel with said Fifty-First Avenue, North, 150 feet to the northerly margin of an alley; thence easterwardly with the northerly margin of said alley 60 feet to the westerly margin of Fifty-First Avenue, North; thence with said margin northwardly 150 feet to the point of beginning.

Being the same property conveyed to Karen W. Krebs by Deed from Harrell Lee Abbott and wife, Karen H. Abbott of record in Book 11614, page 485, Register's Office for Davidson County, Tennessee. The said Karen W. Krebs having since died, vesting title in Allyson M. Krebs and Brian S. Krebs, as Co-Executors, with full power to sell property pursuant to a Last Will and Testament of Karen W. Krebs of record as Docket No. 02P-155, Probate Court Clerk's Office, for Davison County, Tennessee.

This conveyance is subject to the taxes for the current year and subsequent years; any and all easements and/or restrictions of record; and all matters shown on the plan of record; all in the said Register's Office.

This is ( ) unimproved (X) improved property, known as: 5101 Nevada Avenue, Nashville, Tennessee 37209

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, their heirs and assigns forever; and we do covenant with 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 28th day of June, 2013.

Allyson M. Krebs
Co-Executor of the Estate of Karen W. Krebs

Brian S. Krebs
Co-Executor of the Estate of Karen W. Krebs

Allyson M. Krebs, Individually

Brian S. Krebs, Individually

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared Allyson M. Krebs, and Brian S. Krebs, Co-Executors of the Estate of Karen W. Krebs, with whom I am personally acquainted and who upon their oaths acknowledged themselves to be the Co-Executors of the Estate of Karen W. Krebs, and being authorized so to do, executed the foregoing instrument for the purposes therein contained be signing for the Estate, as Allyson M. Krebs and Brian S. Krebs, Co-Executors of the Estate of Karen W. Krebs.

Witness my hand and official seal at office at Brentwood, Tennessee on this the 28th day of June, 2013.

Notary Public

My commission expires 9/23/13

JENNIFER S. DUNLAP
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned authority, a Notary Public within and for the State and County, appeared Allyson M. Krebs and Brian S. Krebs, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who upon their oath(s) acknowledged themselves to be the within named bargainor(s), and that they executed the foregoing instrument of their own free will for the purposes therein set forth.

Witness my hand and official seal at office at Brentwood, Tennessee, on this the 28th day of June, 2013.

Notary Public

My Commission Expires: 9/23/13

JENNIFER S. DUNLAP
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY