WARRANTY DEED

G-CBB-13-409

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $266,750.00

Affiant

Subscribed and sworn to before me, this 14th DAY OF August, 2013.

Notary Public

MY COMMISSION EXPIRES: 10/15/2016
(AFFIX SEAL)

DANA DELWORTH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

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
Robert Hartmann	Robert Hartmann	
409 Roma Court	(NAME) 409 Roma Court	
(ADDRESS) Nashville, TN 37211	(ADDRESS) Nashville, TN 37211	17210000900
(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 considerations, the receipt of which is hereby acknowledged, we PAULETTE MARIE JOHNSON, MD, UNMARRIED, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto ROBERT HARTMANN AND WIFE, ANN HARTMANN, 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 LOT 3, BRENTWOOD HAMPTON FORMERLY HOLT COVE, AS SHOWN ON PLAT OF RECORD IN INSTRUMENT NO. 20000112-0004271, IN THE REGISTER'S OFFICE, DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAT REFERENCE IS HEREBY MADE FOR A MORE PARTICULAR DESCRIPTION OF SAID PROPERTY.

BEING THE SAME PROPERTY CONVEYED TO PAULETTE MARIE JOHNSON, MD BY WARRANTY DEED FROM SHAWN E. HACKETT AND WIFE, LEIGH A. HACKETT, RECORDED ON THE 28TH DAY OF OCTOBER, 2003 IN INSTRUMENT NO. 20031028-0158479, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE. THE SAID PAULETTE MARIE JOHNSON, MD BEING ONE AND THE SAME PERSON AS PAULETTE JOHNSON.

THIS CONVEYANCE IS SUBJECT TO ANY AND ALL EXISTING EASEMENTS AND RESTRICTIONS AS SHOWN OF RECORD IN INSTRUMENT NO. 20000112-0004271; AND RESTRICTIVE COVENANTS OF RECORD IN BOOK 11647, PAGE 368, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

unimproved ( )
This is improved (X) property, known as 409 Roma Court, Nashville, Tennessee 37211
(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 14th day of August, 2013.

Paulette Marie Johnson, MD By: Loy Carney, Attorney In Fact
Paulette Marie Johnson, MD by Loy Carney, Attorney-In-Fact

BILL GARRETT, Davidson County
Trans:T20130071769 DEEDWARR
Recvd: 08/20/13 10:40 2 pgs
Fees:13.00 Taxes:986.98
20130820-0087556

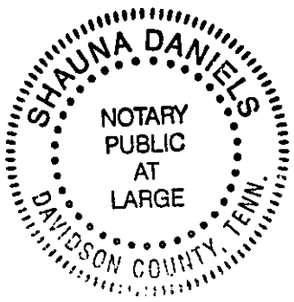
STATE OF Tennessee
COUNTY OF Davidson

Before me personally appeared LOY CARNEY to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of PAULETTE MARIE JOHNSON, MD and who acknowledged he/she/they executed the same as the free act and deed of the said PAULETTE MARIE JOHNSON, MD.

Witness my hand and official seal, this the 14th day of August, 2013.

Notary Public
My Commission Expires: 3/7/17

(SEAL)



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