This instrument prepared by & return to:

Fearnley, Martin & McDonald, PLLC

25 Century Blvd, Suite 212
Nashville, TN 37214

BILL GARRETT, Davidson County
Trans:T20130071881 DEEDWARR
Recvd: 08/20/13 13:21 2 pgs
Fees:13.00 Taxes:555.00

20130820-0087718

WARRANTY DEED

THIS INDENTURE made and entered into this 13th day of August, 2013, by and between Timothy Patton, , party of the first part, and Bradley M Johnson, unmarried and Jimmy A Johnson, married, party of the second part.

WITNESS: That for and in consideration of ten and no/100 Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt of all of which is hereby acknowledged, said party of the first part has bargained and sold and does hereby bargain, sell, convey, and confirm unto said party of the second part the following described real estate, situated and being in the County of Davidson, State of Tennessee, to wit:

Being Lot # 26 on the plan of George I. Waddey's State Normal Subdivision, not of record, described according to a survey made by W. B. Southgate, Surveyor, June 1916, as follows:

Beginning at a point in the westerly margin of 38th Avenue North 150 feet North of the northerly margin of Centennial Boulevard, said point of beginning being a common corner of Lots #25 and 26; thence westwardly with the dividing line between Lots #25 and 26, 150 feet to the easterly margin of a 15 foot alley; thence with the easterly margin of said alley northwardly 50 feet to a point, a common corner of Lots 26 and 27; thence with the dividing line of Lots 26 and 27 easterly 150 feet to a point in the westerly margin of 38th Avenue North; thence with the westerly margin of 38th Avenue North, southwardly 50 feet to the point of beginning.

Being all or part of the same property conveyed to Timothy Patton, by virtue of that certain Final Decree Confirming Sale dated February 22, 2005, at Instrument No. 20050314-0027580 and Order of record at Instrument No. 20130710-0071273, in the Register's Office of Davidson County, Tennessee. Seller warrants that this property has been used for investment purposes only and not as his primary residence.

TO HAVE AND TO HOLD the aforesaid real estate, together with all of the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the said party of the second part, their heirs, successors, and assigns in fee simple forever.

The said party of the first part does hereby covenant with the said party of the second part that it is lawfully seized in fee of the aforedescribed real estate; that it has a good right to sell and convey the same; that same is unencumbered, except for: year 2013 Davidson **County real property taxes, being a lien not yet due and payable. This conveyance is subject to any and all existing restrictions of record in said Register's Office, and that title and quiet possession thereto it will warrant and forever defend against the lawful claims of all persons.**

The word "party" as used herein shall mean "parties" if it refers to more than one person or entity, and pronouns shall be construed according to their proper gender and number according to the context hereof.

WITNESS the signature of the party of the first part the day and year first above written.

Timothy Patton

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me a Notary Public in and for said State and County, duly commissioned and qualified, Timothy Patton, with whom I am personally acquainted, or proved to me to be on the basis of satisfactory proof, and who acknowledged that he executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal at office this 13th day of August, 2013.

Notary Public

My Commission Expires: 9-8-13

MEMORIE WHITE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Property Owner & Address:	Bradley M Johnson, by Francine D Johnson, Attorney In Fact Jimmy A Johnson 1101 38th Ave N, Nashville, TN 37209
Tax Parcel No	09104001500
Property Address:	1101 38th Avenue North Nashville, TN 37209
MAIL TAX BILLS TO:	First Bank, 3500 Bluie Lake Drive, Ste 325 Birmingham, AL 35243

STATE OF TENNESSEE
COUNTY OF DAVIDSON

I, or we, hereby swear or affirm that to the best of Affiant's knowledge, information and belief the actual consideration for this transfer of value of the property transferred, whichever is greater is $150,000.00 which amount is equal to or greater than the amount which the property would command at a fair and voluntary sale.

AFFIANT

SUBSCRIBED AND SWORN TO before me this 13th day of August, 2013.

Notary Public

My Commission Expires: 9-8-13

MEMORIE WHITE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY