BILL GARRETT, Davidson County
Trans:T20130082068 DEEDWARRSP
Recvd: 09/23/13 10:24 3 pgs
Fees:18.00 Taxes:3330.00
20130923-0099667

This Instrument Was Prepared By:
William Davis, Attorney, PC
219 Ward Circle, Suite 5
Brentwood, TN 37027

SPECIAL WARRANTY DEED

This Deed made on September 19th, 2013 by Steve K. Johnston, ("Grantor"), to Matthew H. Fones and Anne-Taylor Smith Fones, husband and wife, to be held as tenants in common with right of survivorship ("Grantee").

Grantor, for valuable consideration, paid by Grantees to Grantor, the receipt of which is acknowledged, does grant and convey to Grantees and Grantee's assigns forever, the following described property situated in the State of Tennessee:

See Attached Exhibit "A" Legal Description

Together with all the estate and rights of Grantor in the above-described premises as the fee owner thereof.

Grantor covenants as follows:

1. That the premises are free from all encumbrances made by Grantor; and
2. That Grantor will warrant and defend the property conveyed against the lawful claims and demands of all persons claiming by, from, through, or under Grantor, but against none other.

This conveyance is subject to all encumbrances, easements, restrictive covenants and other matters of public record as may affect the property, all matters of survey and taxes and assessments.

This property is known as: Lots 2 & 3 Everett Drive, Nashville, TN 37215

WITNESS the signature of the Grantor this 19th day of September, 2013.

Steve K. Johnston -Grantor

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Steve K. Johnston, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal this 19th day of September, 2013.

Notary Public

My Commission Expires: 12/27/14

WILLIAM DAVIS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

STATE OF TENNESSEE
COUNTY OF Davidson

VALUATION AFFIDAVIT

I, hereby swear or affirm that, to the best of affiant's knowledge, information, and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater is $900,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant

Subscribed and sworn to before me this 17 day of September, 2013.

Notary Public



My Commission Expires: 12/27/16

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP & PARCEL:
Matthew H. Fones and Anne-Taylor Smith Fones 208 Belclaire Place Nashville, TN 37205	New Owner	13016007600

Exhibit "A"
Legal Description

Land in Davidson County, Tennessee, being Lot No. 2 and 3 on the Final Plat of Johnston Bros. Sudivision, of record in Instrument 201307090071003, Register's Office for said County, to which plan reference is hereby made for a more complete description of said lots.

Being the same property conveyed to Steve K. Johnston by Deed from Steve K. Johnston and Bruce M. Johnston, Trustees of the Rebecca M. Johnston Family Trust, established under the Last Will and Testament of Rebecca M. Johnston, dated 01/11/2010 and filed for record on 01/11/2010 in Instrument 201001110002663, Register's Office for Davidson County, Tennessee.

Map & Parcel: 13016007600