WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $240,000.00

Kimberly D. Adams
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30th DAY OF September, 2013.

Notary Public

MY COMMISSION EXPIRES: 11/10/15
(AFFIX SEAL)

RETURN TO
Stewart Title Company
121 First Avenue South, Suite 200
Franklin, TN 37064
File # 012688-1691

THIS INSTRUMENT WAS PREPARED BY
Premier Escrow, LLC, 4301 Hillsboro Road, Suite 300, Nashville, Tennessee 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Stephen Drabyn, Jr.	New Owner	Map 181-1-A
(NAME)	(NAME)	
205 Sugarberry Court		Parcel 52 CO
(ADDRESS)	(ADDRESS)	
Nashville, TN 37211		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **ERIC P. JOHNS AND WIFE, REBECCA E. MITCHELL JOHNS**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **STEPHEN DRABYN, JR. AND SARAH B. DRABYN, HUSBAND AND WIFE,** HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being Lot No. 155 on the Plan of Sugar Valley, Section One, of record in Plat Book 9700, page 374, as amended in Book 9700, pages 709 - 711, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description thereof.

Being the same property conveyed to Eric P. Johns and Rebecca E. Mitchell, both unmarried,, by deed dated August 15, 2003, from Corinne B. Hallum and husband, Billy R. Hallum, of record in Instrument No. 20030825-0122788, said Register's Office. Eric P. Johns and Rebecca E. Mitchell have since married. Rebecca E. Mitchell is now known as Rebecca E. Mitchell Johns.

This conveyance is subject to (a) 2013 real property taxes; (b) all matters appearing on the plan of record in Book 9700, page 374 and Book 9700, pages 709 - 711, said Register's Office; (c) restrictive covenants of record in Book 11069, page 14, Instrument No. 20040203-0013041 and Instrument No. 20040203-0013041, said Register's Office; and (d) Bylaws of record in Book 11069, page 24, said Register's Office.

unimproved ☐

This is improved ☒ property, known as 205 Sugarberry 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 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.

BILL GARRETT, Davidson County
Trans:T20130084969 DEEDWARR
Recvd: 10/02/13 09:38 2 pgs
Fees:13.00 Taxes:888.00
20131002-0103232

Witness our hands this 30th day of September, 2013.

Eric P. Johns

Rebecca E. Mitchell Johns

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Eric P. Johns and Rebecca E. Mitchell Johns, the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee this.

Commission expires:

Notary Public

KEVIN D. MONTGOMERY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires NOV. 3, 2015