Prepared by:
Record and Return to:
Chapman & Rosenthal Title, Inc.
1520 Westgate Circle, Suite 150
Brentwood, TN 37027

WARRANTY DEED

AT-20130210

STATE OF Tennessee

COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $148,105.00.

Affiant

SWORN AND SUBSCRIBED TO BEFORE ME, THIS THE 11th day of December, 2013

Notary Public

My Commission Expires: September 9, 2014

TARA JONES
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY and PLEASE RETURN TO:
ANCHOR TITLE, LLC
725 COOL SPRINGS BOULEVARD, SUITE 201
FRANKLIN, TN 37067

Address of New Owners:	Send Tax Bills To:	Tax ID#:
Danielle N. Johanson	New Owner	081.16-0-694.00
936 11th Avenue North		
Nashville, TN 37208		

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, **Choice City Homes, LLC, a Tennessee limited liability company**, hereinafter called the Grantor(s), have bargained and sold, and by these presents do hereby transfer and convey unto Danielle N. Johanson, unmarried , 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:

A certain tract or parcel of land located in Davidson County, State of Tennessee, described as follows, to-wit;

Being the northerly 2 feet of the westerly 100 feet of No. 39, and the southerly 25 feet of the westerly 100 feet of Lot No. 40 on the plan of C.M. Holt's Addition, of record in Book 21, page 33, Register's Office for said County, and being known as Lot B on the map of the re-subdivision of Lots 38, 39, and 40 on said plan, described as follows:

Said part of Lots Nos. 39 and 40 or Lot B, fronts together 27 feet on the easterly margin of 11th Avenue north, formerly Cumberland Street, and runs back between parallel lines 100 feet to a dead line.

Being the same property conveyed to Choice City Homes, LLC, a Tennessee limited liability company from Charles R. Hall and wife, Guinna S. Hall by Warranty Deed dated May 1, 2012 and recorded May 2, 2012 in Instrument No. 201205020037499, Register's Office for Davidson County, Tennessee.

( ) unimproved
This is (X) improved property known as 936 11th Avenue North, Nashville, TN 37208.

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, their heirs and assigns forever; and we, the GRANTORS, do covenant with the said GRANTEE that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and that 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, 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:T20130104780 DEEDWARR
Recvd: 12/17/13 08:07 2 pgs
Fees:13.00 Taxes:547.99

20131217-0127040

Witness my/our hand(s) this the 11th day of December, 2013:

Choice City Homes, LLC, a Tennessee limited liability company
By: Norma Crow, Chief Executive Manager

State of Tennessee)
County of Davidson)

Before me, the undersigned authority of the state and county mentioned, personally appeared Norma Crow, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged such person to be Chief Executive Manager (or other officer authorized to execute the instrument) of Choice City Homes, LLC, a Tennessee limited liability company the with in named bargainor, a limited liability company, and that such president or officer as such Chief Executive Manager, executed the foregoing instrument for the purpose therein contained, by personally signing the name of the a limited liability company as Chief Executive Manager.

Witness my hand and seal this the 11th day of December, 2013.

NOTARY SIGNATURE
Notary Expires: 6-28-15

APRIL G. NICHOLS
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY