RECORD AND RETURN TO:
Mitchell A. Watts, Attorney
2400 Crestmoor Road #102
Nashville, TN 37215

PREPARED BY ~~XXXXXXXXXXXXXXXX~~

BILL GARRETT, Davidson County
Trans:T20130105292 DEEDWARR
Recvd: 12/18/13 09:45 2 pgs
Fees:13.00 Taxes:5735.00
20131218-0127699

WILKINS & IVEY
Attorneys at Law
104 Woodmont Blvd., Suite 100
Nashville, Tennessee 37205
Phone (615) 298-3312 - Fax 292-8746

Christy Wilkins Ivey *Percy Wilkins, Jr. (retired)*

W & I Ref:(DM) Title No: 53109
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:
Eric Johnson Nancy Johnson 919 Lynnwood Blvd. Nashville, Tennessee 37205	**NEW OWNER**

TAX MAP-PARCEL NUMBERS: 13011002600

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$1,550,000.00** , cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **M. Rush Benton and wife, Joan R. Benton**, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **M. Eric Johnson and Nancy G.*** hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:** ***Johnson, husband and wife,**

Land in Davidson County, Tennessee, being Lot No. 5 and 6 on the Plan of The Revised Plat of the New Golf Club Subdivision of record in Plat Book 421, page 185, Register's Office for said County, to which Plan reference is hereby made for a more complete description.

Being the same property conveyed to M. Rush Benton and wife, Joan R. Benton by Warranty Deed from Alison S. Douglas and husband, Timothy J. Douglas, dated December 2, 2003 and recorded on December 11, 2003 of record in Doc. No. 20031211-0178014, rerecorded in Doc. No. 20040123-0009064, Register's Office for Davidson County, Tennessee.

Description Reference: The description is the same as that used in the last deed prior to this transaction.

This conveyance is subject to: Taxes for 2014, and subsequent years; All Matters shown on the Plan, with Owner's Certificate, of record in Book 421 Page 185, said Register's Office. Easement for sanitary sewer to the City of Belle Meade of record in Book 5850, page 928, said Register's Office.

This is improved property, known as: 919 Lynnwood Boulevard, Nashville, Tennessee 37205

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, Grantee's heirs or assigns, forever.

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out.

GRANTOR FURTHER COVENANTS and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS THE EXECUTION HEREOF this 16th day of December, 2013.

M. Rush Benton

Joan R. Benton

State of TENNESSEE
County of DAVIDSON

On this 16th day of December, 2013 , before me the undersigned authority, personally appeared M. Rush Benton and Joan R. Benton , to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

My Commission Expires: _____

CHRISTY W. IVEY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

MY COMMISSION EXPIRES: March 3, 2015

Notary

State of TENNESSEE
County of DAVIDSON

AFFIDAVIT

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is $1,550,000.00

Affiant

Sworn and subscribed before me this the 16th day of December, 2013

Notary Public

My Commission Expires: _____

CHRISTINE L. LIND STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY, TENN.

My Commission Expires [redacted] 9.18.17