This Instrument Prepared by and Return to:
Bell & Alexander Title Services, Inc.
8110 Isabella Lane, 2nd Floor
Brentwood, TN 37027

MARK BELL NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater is $58,000.00.

Affiant

Subscribed and sworn before me this the 13th day of December, 2013.

Notary Public
My commission expires: 11/5/17

WARRANTY DEED

Address of New Owner:	Send Tax Bill to:	Tax Information:
Harold Johnson 1413 Otay Street Nashville, TN 37216	new owner	72-11-196

For and in consideration of the sum of ten and no/100 dollars ($10.00), cash in hand paid by the hereinafter Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, BRYANT MELTZER AND ROBERT GALE, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to HAROLD JOHNSON, hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land, together with all tenements, hereditaments and appurtenances thereto located in Davidson County, State of Tennessee, described as follows:

Being Land in Davidson County, Tennessee, being Lot No. 53 on the Plan of Montgomery Heights, as of record in Book 332, page 47, Register's Office for Davidson County, Tennessee which shows a more accurate and complete description.

Said Lot No. 53 fronts 50 feet on the northerly side of Wilmont Street, or Otey Avenue (a/k/a Otay Street), and runs back between parallel lines 219 feet to an alley.

Being the same property conveyed to Bryant Meltzer and Robert Gale, one-half undivided interest each as tenants in common, by Warranty Deed from Billy Kee and wife, Julia Kee, dated August 3, 2007, of record in Instrument No. 20070814-0097200, Register's Office for Davidson County, Tennessee.

Subject to all Easements and Restrictions of record.

THIS IS __X__ IMPROVED ____UNIMPROVED PROPERTY KNOWN AS 1413 Otay Street, Nashville, TN 37216.

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, successors and/or assigns, forever. Grantors covenant with Grantees that Grantors 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to said Grantees, their successors, 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.

Witness my hand this the 13th day of December, 2013.

Bryant Meltzer

Robert Gale by Bryant Meltzer his attorney in fact

Robert Gale by Bryant Meltzer his attorney-in-fact.

BILL GARRETT, Davidson County
Trans:T20130105524 DEEDWARR
Recvd: 12/18/13 14:26 2 pgs
Fees:13.00 Taxes:196.10
20131218-0128001

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Bryant Meltzer and ~~Robert Gale~~, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 13th day of December, 2013.

My commission expires:

1/15/17

MARK BELL STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

Notary Public

STATE OF Tennessee
COUNTY OF Williamson

On this 13th day of December, 2013, before me, the undersigned Notary Public in and for said County and State, personally appeared Bryant Meltzer with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of Robert Gale, by his Power of Attorney dated 12/9/13, and who acknowledged that he executed the same as the free act and deed of Robert Gale.

Witness my hand and official seal this 13th day of December, 2013.

My Commission Expires:

1/15/17

Notary Public

MARK BELL STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY