THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **2002 Richard Jones Road, Suite 203A** **Nashville, TN 37215** **CRT File No. 13110145**	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $703,250.00. Affiant Subscribed and sworn to before me, this 15th day of January, 2014. Notary Public My Commission Expires:

WILLIAM T. CHAPMAN, IV
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES SEPTEMBER 9, 2014

BILL GARRETT, Davidson County
Trans:T20140003663 DEEDWARR
Recvd: 01/16/14 12:48 2 pgs
Fees:13.00 Taxes:2602.03

20140116-0004512

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
William D. Brandon Rhonda H. Brandon 134 Prospect Hill Nashville TN 37205	New Owner	Tax Parcel ID No. 116-08-0F-134.00 CO

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Victor S. Johnson III and Mary Leyden Johnson, Husband and Wife** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **William D. Brandon and Rhonda H. Brandon, Husband and Wife**, ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot 134, PHASE 3, SUGARTREE, as shown on plat of record in Plat Book 5050, Pages 67-71, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed to Victor S. Johnson, III and wife, Mary Leyden Johnson by Warranty Deed from Terry R. Allen and wife, Suzanne Allen, recorded on the 16th day of June, 1993 in Deed Book 8984, Page 77, in the Register's Office of Davidson County, Tennessee.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

County of Davidson taxes for the year 2014 and thereafter, not yet due and payable.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of PHASE 3, SUGARTREE, as recorded in Plat Book 5050, Page(s) 67-71, amended in Book 5758, Page 733.

Covenants, Conditions and Restrictions as set forth in Deed recorded in Book 5087, Page 220, amended in Book 5152, Page 401, Book 5514, Page 138, Book 5691, Page 61 and Book 11758, Page 466 .

Charter of Sugartree Homeowners Association, Inc. recorded in Book 5683, Page 671.
Easement recorded in Book 10264, Page 807.

Agreement for Dedication of Easement for Sanitary Sewer and/or Storm Drainage as set forth in instrument recorded in Book 7061, Page 100.

Deed to Homeowners Association for common area recorded in Book 5683, Page 675.

This is improved property located at 134 Prospect Hill Nashville TN 37205

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 15th day of January, 2014.

Victor S. Johnson III

Mary Leyden Johnson

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Victor S. Johnson III and Mary Leyden Johnson, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 15th day of January, 2014.

Notary Public

My Commission Expires: _____

WILLIAM T. CHAPMAN, IV
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES SEPTEMBER 9, 2014