Davidson County DEEDWARR Recvd: 03/03/14 08:23 3 pgs Fees:18.00 Taxes:592.00 **20140303-0017565**	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration or value, whichever is greater, for this warrter is $160,000.00 Affiant Subscribed and sworn to before me, this 25th day of February, 2014 Notary Public My commission expires: 8-10-14

STATE OF TENNESSEE NOTARY PUBLIC
LEIGH ANNE SAILORS
WILLIAMSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
SIGNATURE TITLE SERVICES, LLC
505 E MAIN STREET SUITE B
HENDERSONVILLE, TN 37075

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
JEFF ZEITLIN		**08313013500**
~~4301 HILLSBORO ROAD~~ 4301 Hillsboro Rd	**SAME**	
NASHVILLE, TN 37215		

FOR AND IN 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 ACKNOWLEDGE, WE,

EARLY JOHNSON, SINGLE

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

JEFF ZEITLIN

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:

BEING the westerly 23-2/3 feet of Lot No. 126 and the easterly 10 feet of Lot No. 127 on the Plan of East Edgefield, of record in Book 21, page 147, Register's Office for Davidson County.

SAID parts of Lots Nos. 126 and 127 front together 33-2/3 feet on the southerly side of Lillian Street and extend back between parallel lines 170 feet to a dead line.

BEING THE SAME PROPERTY CONVEYED TO EARLY JOHNSON BY QUITCLAIM DEED FROM EARL JOHNSON DATED 07/22/2013 AND RECORDED ON 07/23/2013 IN INSTRUMENT NUMBER 20130723-0076205 SAID REGISTER'S OFFICE SAID COUNTY.

BEING ALSO THE SAME PROPERTY CONVEYED TO EARL JOHNSON BY QUITCLAIM DEED FROM ANDREA BURNS DATED 09/16/2004 AND RECORDED ON 03/08/2005 IN INSTRUMENT NUMBER 20050308-0025060 SAID REGISTER'S OFFICE SAID COUNTY.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

1. 2014 property taxes are a lien but are not yet due and payable.
2. Subject to any and all visible easements which are on or across the property.
3. Subject to any and all building and zoning regulations of the City, County and/or State.
4. Subject to any and all notes and matters on the Plan of record in Plat Book 21, Page 147, said Register's Office.

This is improved (__X__) unimproved (_____) property known as 1112 LILLIAN STREET, NASHVILLE, TN 37206.

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 in 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.

Witness my/our hand(s) this 25th day of February, 2014.

Early Johnson

EARLY JOHNSON

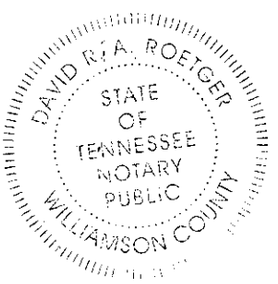
STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, a Notary Public of said County and State, EARLY JOHNSON, the within named Grantor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 25th day of February, 2014.

Notary Public

My Commission Expires: 7-24-17



I, Thomas N. Jones, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

THOMAS N. JONES

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, Leigh Anne Sailors, a notary public for this county and state, Thomas N. Jones, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

NOTARY PUBLIC

My Commission Expires: 8-10-14

