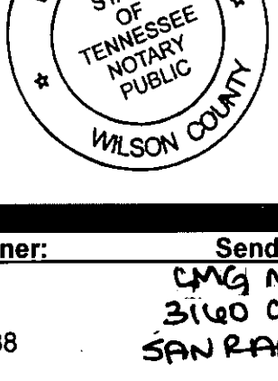
Prepared by:
Mark B. Leedom, Esq.
Bell Title, LLC
1616 Westgate Circle
Brentwood, TN 37027

STATE OF TENNESSEE
COUNTY OF WILSON
The actual consideration or value, whichever is greater, for this transfer is $97,250.00



Affiant

Subscribed and sworn to before me, this 27TH day of February, 2014.

Notary Public
My commission expires: 9-12-16

Address of New Owner:	Send Tax Bills to:	Tax Information
Matthew Johnson 1410 Elliston Street Old Hickory, TN 37138	CMG MORTGAGE INC. 3160 CROW CANYON RD SAN RAMON, CA 94583	05303012300

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, HOWARD LUARTES, hereinafter referred to as Grantor, has bargained and sold, and does hereby transfer and convey to MATTHEW JOHNSON, Unmarried, hereinafter called the Grantee, his successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows: to- wit:

Land in Davidson County, Tennessee, being Lot No. 273 on the Plan of Section "C-1" and a part of Section "C" , Village of Old Hickory, of record in Book 1424, Page 130, Register's Office of said County, described as follows:

Beginning on the westerly margin of Elliston Street at the corner of Lots Nos. 122 and 273; thence with the line between said lots westwardly 60.4 feet to the corner of Lots Nos. 122, 133, 273 and 274; thence with the line between Lots Nos. 273 and 274, southwardly 59.8 feet to the northerly margin of Fifteenth Street; thence with the northerly margin of said Street, eastwardly 50.5 feet to the beginning of a curve; thence around said curve with a radius of 10 feet to the westerly margin of Elliston Street; thence with the westerly margin of said street, northwardly 49.6 feet to the beginning.

Being the same property conveyed to Howard Luartes by deed from John M. Glidewell dated 6/14/13 of record in Instrument No. 20130612005971 7, Register's Office of Davidson County, Tennessee. Grantor herein makes oath that the within described property is neither his principal residence nor the principal residence of his spouse and/or dependents.

SUBJECT TO any and all applicable conditions, restrictions, easements, setback lines, plat(s) of record and encumbrances of record in the Register's Office for Davidson County, Tennessee.

This property is improved property known as 1410 Elliston Street, Old Hickory, TN 37138.

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 assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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 heirs and assigns, against the lawful claims of all persons whomsoever.

BILL GARRETT, Davidson County
Trans:T20140016045 DEEDWARR
Recvd: 03/10/14 10:30 2 pgs
Fees:13.00 Taxes:359.83
20140310-0019781

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 27th day of February, 2014.

HOWARD LUARTES

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, the within named Howard Luartes, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and seal at office on this 27th day of February, 2014.

Notary Public

My Commission expires: 9/10/17

MARK B. LEEDOM
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

Return to:

stewart title®
13026 Lebanon Road
Suite 100
Mt. Juliet, TN 37122