ADDRESS NEW OWNER:
Robert F. Szemethy

905 Bresslyn Road
Nashville, TN 37205

SEND TAX BILL TO:
New Owner

MAP & PARCEL NOS.:
10215000100

BILL GARRETT, Davidson County
Trans:T20140022785 DEEDWARR
Recvd: 04/04/14 09:34 2 pgs
Fees:13.00 Taxes:1010.10
20140404-0028098

This instrument prepared by: Cindy S. Smith, P.C., Attorney at Law
P.O. Box 292004
Nashville, TN 37229

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN and No/100 ($10.00) DOLLARS cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which are hereby acknowledged, We, **Connie J. Gwinn, Trustee under the Irrevocable Trust Agreement of Walter F. Johnson dated August 20, 2012** (the "Grantors"), have bargained and sold, and by these presents do transfer and convey unto **Robert F. Szemethy** (the "Grantees"), Grantees' successors and assigns, a certain tract or parcel of land in **Davidson County**, State of Tennessee, being more particularly described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 288 on the Plan of Brook Meade Section 8, as of record in Plat Book 2900, Page 134, Register's Office for said County.

Said Lot No. 288 fronts 137.1 feet on the southerly margin of Bresslyn Road and extends back between lines 240.0 feet on the easterly line and 342.9 feet on the westerly line, to a dead line in the ear on which it measures 175.0 feet.

Being the same property conveyed to Connie J. Gwinn, Trustee, under the Irrevocable Trust Agreement of Walter F. Johnson dated August 20, 2012, from Walter F. Johnson and wife, Mary Bumpus Johnson, by Quitclaim Deed recorded on October 4, 2012, in Instrument No. 20121004-0091061, Register's Office for Davidson County, Tennessee. The herein named Trustee was authorized in said Quitclaim Deed to "have the sole, absolute, and uncontrolled power, discretion, and authority to protect, conserve, sell, lease, encumber, gift, or otherwise manage and dispose of the real property described above."

This is property with a common address of **905 Bresslyn Road, Nashville, TN 37205.**

CONVEYANCE OF SAID PROPERTY IS MADE SUBJECT TO THE FOLLOWING:
(1) Property taxes for the current year and all subsequent years, taxes for the current year being prorated and payment of same being assumed by the Grantees; (2) The Plan of Record in Plat Book 2900, Page 134, said Register's office and all matters therein; (3) Any and all Restrictive Covenants of record.

PROPERTY CONVEYED "AS IS."

TO HAVE AND TO HOLD the said tract or parcel of land with the appurtenances, estate, title, and Interests thereto belonging to the said Grantees, Grantees' successors and assigns, forever.

And Grantors do covenant with the said 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 except as set forth herein.

And Grantors do further covenant and bind themselves, their heirs, representatives and assigns, to warrant and forever defend the title to the Property to the said Grantees, their successors and assigns against the lawful claims of all persons whomsoever.

When necessary for proper construction, the singular shall include the plural and the plural shall include the singular, and the reference to any gender shall include reference to any and all genders.

IN WITNESS WHEREOF, the Grantors have caused this Deed to be executed this 27th day of March, 2014.

Connie J. Gwinn - Trustee

Connie J. Gwinn, Trustee under the
Irrevocable Trust Agreement of Walter F. Johnson dated August 20, 2012

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named **Connie J. Gwinn, Trustee under the Irrevocable Trust Agreement of Walter F. Johnson dated August 20, 2012,** with whom I am personally acquainted, or who proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office this **27th** day of **March 2014.**

CINDY S. SMITH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

Notary Public
My Commission Expires: My Commission Expires MAR. 7, 2017

File No. 1403-053

STATE OF TENNESSEE
COUNTY OF Davidson
The actual consideration or value, whichever is greater for this transfer is $273,000.00.

Wanda Hiett
Affiant

Subscribed and sworn before me this 27th day of March, 2014.

AMY C. SCHLEIER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Notary Public
My Commission Expires: 9-11-17