(1)

THIS INSTRUMENT PREPARED BY:
Chapman & Rosenthal Title, Inc.
2002 Richard Jones Road, Suite 203A
Nashville, TN 37215

CRT File No. 14030442

Return to:
Jim R. Vanderpool, P.C.
256 Seaboard Lane, Suite G-104

BILL GARRETT, Davidson County
Trans:T20140027785 DEEDWARR
Recvd: 04/23/14 14:40 2 pgs
Fees:13.00 Taxes:956.45

20140423-0034276

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is: $258,500.00.

Affiant

Subscribed and sworn to before me, this 21st day of April, 2014.

Notary Public
My Commission Expires:

WILLIAM T. CHAPMAN IV
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

MY COMMISSION EXPIRES SEPTEMBER 9, 2014

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Dianne B. Johnson	New Owner	Tax Parcel ID No.
1420 Sharpe Ave	653 Chiswell Ct	08302012100
Nashville TN 37206	Brentwood, TN 37027	

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, **Joel Albert Fulmer V, an unmarried man** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **DJ Design and Development Company, LLC**, ("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 Lots 1 and 2, MINOR SUBDIVISION PARTITION OF LOT 69, WEAKLEY HOME PLACE, as shown on plat of record in Instrument No. 20140311-0020390, 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 Joel Albert Fulmer, V, unmarried by Warranty Deed from Parker Hamilton Nusbickel and Elizabeth S. Jones, husband and wife, recorded on the 3rd day of September, 2008 in Instrument No. 20080903-0090410, 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 SUBDIVISION OF LOTS NO. 8=9=10 AND PART OF LOT NO. 7 IN BLOCK "A" AND LOTS NO. 13=14 IN BLOCK "B" AND ALL OF BLOCK "C" IN SUBDIVISION OF "WEAKLEY PLACE", as recorded in Plat Book 547, Page(s) 12.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of MINOR SUBDIVISION PARTITION OF LOT 69, WEAKLEY HOME PLACE, as recorded in Instrument No. 20140311-0020390.

Grant of Access Easement for Ingress/Egress and Maintenance Agreement as set forth in instrument recorded in Instrument No. 20130307-0022873.

This is improved property located at 1420 Sharpe Ave Nashville TN 37206

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 21st day of April, 2014.

Joel Albert Fulmer V

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Joel Albert Fulmer V, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 21st day of April, 2014.

Notary Public

My Commission Expires: _____

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