WARRANTY DEED VB2014 0083 Davidson County DEEDWARR Recvd: 05/16/14 08:00 3 pgs Fees:18.00 Taxes:329.30 20140516-0042013	OATH OF CONSIDERATION: SS. STATE OF TENNESSEE COUNTY OF DAVIDSON THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $89,000.00 AFFIANT SWORN TO AND SUBSCRIBED BEFORE ME THIS 14TH DAY OF MAY, 2014. NOTARY PUBLIC MY COMMISSION EXPIRES: 5-24-2017

THIS INSTRUMENT PREPARED BY:
VANDYBINE TITLE & ESCROW, INC.
69 THOMPSON LANE
NASHVILLE, TENNESSEE 37211
OFFICE: (615) 367-5111

ADDRESS OF NEW OWNER(S):	SEND TAX BILLS TO:	MAP-PARCEL NUMBER:
Andrew Terrell & Daniel Terrell **P O Box 158313** **Nashville, TN 37215**	**Same**	**119 15 0 028.00**

WARRANTY DEED

FOR AND IN CONSIDERATION OF ten dollars ($10) and other good and valuable consideration, the receipt and legal sufficiency of all of which are hereby acknowledged, JON JOHNSON, *(hereinafter called the "Grantor"),* has this day bargained and sold, transferred and conveyed and by these presents does bargain, sell, transfer and convey unto Andrew Terrell, unmarried and Daniel Terrell, married, as tenants in common, *(hereinafter called "Grantees")*, a certain tract or parcel of land in the Sixteenth Civil District of Davidson County, State of Tennessee, described as follows, to-wit:

Property located in Davidson County, Tennessee, being Lot No. 22 on the Map of Southlake Subdivision as of record in Book 2083, Page 84, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Jon Johnson by Quitclaim Deed from Sean A. Murray and Michael D. Murray, their equitable right of redemption, dated August 15, 2013, recorded August 16, 2013 of record in Instrument # 20130816-0086180. Further being redeemed by Decree for Redemption of record in Instrument # 20131029-0112208, Register's Office for Davidson County, Tennessee. Quitclaim deed from Sean A. Murray and Michael D. Murray dated October 28, 2013, recorded March 7, 2014, of record in Instrument # 20140307-0019574, Register's Office for Davidson County, Tennessee.

The above-described property is improved property known as **3131 LAKE PARK DRIVE, NASHVILLE, TN 37211**

THIS CONVEYANCE IS SUBJECT TO:
(1) Current year's property taxes which have been prorated and assumed by the Grantee;
(2) All restrictions of record;
(3) All easements of record;
(4) All matters appearing on the plan of record in plat Book 2083, Page 84;
(5) All applicable government and zoning regulations;

TO HAVE AND TO HOLD, the aforesaid real estate, together with all appurtenances and hereditaments thereunto appertaining unto Grantees, their successors and assigns in fee simple forever.

Grantor covenants that Grantor is lawfully seized and possessed of said real estate, has full power and lawful authority to sell and convey the same; that the title thereto is free,

clear and unencumbered except as aforesaid; and, Grantor will forever warrant and defend the same against the lawful claims of all persons whomsoever.

The words "Grantor" and "Grantee" shall include their respective successors and assigns where the context requires or permits.

IN WITNESS WHEREOF, the Grantor has caused this instrument to be executed on this 15th day of May, 2014.

GRANTOR:

JON JOHNSON

SS.

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

BEFORE ME, the undersigned Notary Public of the State and County aforementioned, personally appeared JON JOHNSON, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who, upon oath, acknowledged himself to be the within named bargainor, and that he executed the foregoing instrument for the purpose therein contained.

WITNESS my hand and seal, this 15th day of May, 2014.

JULIE COONE
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

Notary Public
My Comm. Exp.: 2-4-17

CERTIFICATE OF AUTHENTICITY

I, Charles Walker, 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.

CHARLES WALKER

State of Tennessee
County of Davidson

Personally appeared before me, Julie Coone, a notary public for this county and state, Charles Walker, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

JULIE COONE, NOTARY PUBLIC

JULIE COONE NOTARY PUBLIC STATE OF TENNESSEE MAURY COUNTY

My commission expires: 5/24/2017