BILL GARRETT, Davidson County
Trans: T20140037061 DEEDWARR
Recvd: 05/28/14 11:12 2 pgs
Fees: 13.00 Taxes: 750.73
20140528-0045694

RECORD AND RETURN TO:
Limestone Title and Escrow, LLC
5200 Maryland Way
Suite 202
Brentwood, Tennessee 37027
File No.: TN144378

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $202,900.00.

Nancy Enoch
AFFIANT

AMY C. SCHLEIER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 23rd day of May, 2014.

NOTARY PUBLIC

My commission expires: 9-11-17

THIS INSTRUMENT PREPARED BY:
Limestone Title and Escrow, LLC, 5200 Maryland Way, Suite 202, Brentwood, TN 37027

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Brian C. Swartz 4032 Windwood Lane Nashville, TN 37214	Same address as new owner	108120B142.00

FOR AND IN CONSIDERATION of the sum of Two Hundred Two Thousand Nine Hundred and 00/100 Dollars ($202,900.00), and other good and valuable consideration, cash in hand paid by the hereinafter named Grantee, the receipt of which is hereby acknowledged; the undersigned, **BETTY R. JOHNSTONE (ALSO KNOWN AS BETTY L. JOHNSTONE), UNMARRIED**, hereinafter called the Grantor, has bargained and sold and by these presents do hereby transfer and convey unto, **BRIAN C. SWARTZ, A MARRIED MAN**, hereinafter called the Grantee, his heirs and assigns forever, that certain parcel of real estate situated in Davidson County, Tennessee, and being further described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 79 on the Plan of Harborview, Phase I-A, Section 5, of record in Book 7900, Page 485, Register's Office for said County, and on the plan of Revision of Lots 79 & 80, Phase 1A, Section 5, Harborview, of record in Book 8250, Page 308, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Jeffrey Layne Johnstone and wife, Betty R. Johnstone by Warranty Deed from Dwayne P. Stevens, unmarried, dated 10/15/1998, recorded 10/19/1998, of record in Book 11160 Page 864, in the Register's Office for Davidson County, Tennessee. And being the same property further conveyed to Betty L. Johnstone, by Quitclaim Deed from Betty L. Johnstone v. Jeffery L. Johnstone, Docket Number 06D-2747, Jeffery L. Johnstone, dated 10/13/2006, recorded 12/15/2006, of record in Instrument No. 20061215-0154935, in the Register's Office for Davidson County, Tennessee. Betty R. Johnstone and Betty L. Johnstone being one and the same person.

This conveyance is made subject to all matters as shown on plat of record in Book 7900, page 485 and in Book 8250, page 308; to any and all restrictive covenants and/or easements of record in the Register's Office for Davidson

County, Tennessee; and to the zoning and subdivision regulations of the appropriate governmental body.

This is improved property known and designated as 4032 Windwood Lane, Nashville, TN 37214.

TO HAVE AND TO HOLD said real estate, together with all of the appurtenances, estate and title thereunto belonging, unto the said Grantee, his heirs and assigns, forever.

The undersigned covenant with the said Grantee that she is lawfully seized and possessed of said real estate; that she has a good right to convey the same; and that it is unencumbered except by lien of the 2014 property taxes, which taxes are being prorated between the parties, and the payment thereof will be the responsibility of the Grantee.

The undersigned further covenant and bind herself, her heirs and assigns, forever to warrant and defend the title to said real estate unto the said Grantee, his heirs and assigns, against the lawful claims of all persons, whomsoever.

WITNESS MY HAND, this the 23rd day of May, 2014.

Betty R. Johnstone

BETTY R. JOHNSTONE

STATE OF TENNESSEE
COUNTY OF Williamson

Personally appeared before me, a Notary Public, Betty R. Johnstone, with whom I am personally acquainted (or 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 seal, this the 23rd day of May, 2014.

DAVID P. WEBBER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
My Comm. Expires 9-29-2014

Notary Public

David Webber

Printed Notary Name

My commission expires: 9/29/17