THIS INSTRUMENT PREPARED BY:
DAVID A. CHILDRESS
ATTORNEY AT LAW
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Nashville, TN 37205
(615) 386-9235

BILL GARRETT, Davidson County
Trans:T20140038239 DEEDWARR
Recvd: 06/02/14 11:41 3 pgs
Fees:18.00 Taxes:2405.00
20140602-0047163

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)
The actual consideration or value, whichever is greater, for this transfer is $650,000.00.

James A Crossman
AFFIANT

Subscribed and sworn to before me this 2nd day of June, 2014.

D A. Childress
Notary Public
My Commission Expires:
7/2/2015

DAVID A. CHILDRESS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Address New Owner(s) As Follows:	Send Tax Bills To:	Map-Parcel Numbers
James A. Crossman 4420 Herbert Place Nashville, TN 37215	Same	Map 083-01-0 Parcel 417.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, the undersigned, **RONALD C. SMITH** and **JEANIE JOHNSON** (herein referred to as "Grantors"), have bargained and sold, and by these presents do hereby transfer and convey unto **JAMES A. CROSSMAN, an unmarried person** (herein referred to as "Grantee"), Grantee's heirs and assigns, a certain tract or parcel of land located in **Davidson** County, Tennessee, described as follows, to-wit:

> Land in Davidson County, Tennessee, being the easterly part of the southerly 60 feet front and 57 feet rear of Lot No. 1, on the Plan of J.B. Hancock's East End Addition, of record in Book 57, Page 133, Register's Office for said County, to which plan reference is hereby made for a more complete description, and also part of Lot No. 3 on the Plan of Martha Martin Lands, of record in Book 161, Page 101, Register's Office for said county, and described together according to a survey made by Barge, Waggoner and Summer, Engineers, dated July 29, 1970, as follows:
>
> Beginning at a point on the east margin of Gallatin Road, 105 feet south of the south margin of Granada Avenue; at an existing cross mark; thence leaving the said Road, South 78 degrees East 149.95 to an iron pin in the west margin of an alley; thence along the margin of said alley, South 12

degrees 01 west passing the terminus of said alley 57 feet a total distance of 136.40 feet to a concrete monument; thence North 79 degrees 22' west 150 feet to an existing spike, in the east margin of Gallatin Road; thence with the margin of said road, North 12 degrees 01 East 140.00 feet to the point of beginning.

Being the same property conveyed to Ronald C. Smith, unmarried, by Warranty Deed from Yong Gak Kim, unmarried, of record in Instrument No. 20080903-0090378, dated August 27, 2008, Register's Office for Davidson County, Tennessee. Then being further conveyed to Ronald C. Smith and Jeanie Johnson, as joint tenants with rights of survivorship, by Quitclaim Deed from Ronald C. Smith and Victor Hazelwood, of record in Instrument No. 20100106-0001114, dated December 4, 2009, and Deed of Correction of record in Instrument No. 20140530-0046479, dated May 29, 2014, said Register's Office.

THIS conveyance is subject to all easements, restrictive covenants and conditions, and other matter of record, and the following exceptions:

1. 2014 property taxes, which have been prorated and assumed by Grantee.

2. Matters shown on the Plan of record in Plat Book 57, page 133, and Plat Book 161, page 103, Register's Office for Davidson County, Tennessee.

3. Lease Agreement of record as Instrument No. 20101006-0080093, Register's Office for Davidson County, Tennessee.

4. Rights and claims of tenants in possession under existing leases.

BEING improved property, known as 925 Gallatin Road, Nashville, Tennessee 37206.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the GRANTEE, GRANTEE'S heirs and/or assigns, forever; and GRANTORS do covenant with the said GRANTEE 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, unless otherwise herein set forth. GRANTORS do further covenant and bind themselves, their heirs and/or assigns, to warrant and forever defend the title to said land to the said GRANTEE, his heirs and/or assigns, against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, the Grantors have executed this instrument this 2nd day of June, 2014.

RONALD C. SMITH

JEANIE JOHNSON

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, **Ronald C. Smith,** the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purpose therein contained.

WITNESS my hand and official seal at Nashville, Tennessee, this 2nd day of June, 2014.

Notary Public

DAVID A. CHILDRESS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

My Commission Expires: 7/6/2015

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, **Jeanie Johnson,** the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purpose therein contained.

WITNESS my hand and official seal at Nashville, Tennessee, this 2nd day of June, 2014.

Notary Public

DAVID A. CHILDRESS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

My Commission Expires: 7/6/2015