AFTER RECORDING PLEASE RETURN TO:
Lawyer's Escrow Service Inc.
2021 Richard Jones Rd., Suite 220
Nashville, TN 37215

BILL GARRETT, Davidson County
Trans:T20140039346 DEEDWARR
Recvd: 06/04/14 14:43 3 pgs
Fees:18.00 Taxes:2794.43
20140604-0048562

This instrument prepared by:
Fidelity Residential Solutions
120 Longwater Drive
Norwell, MA 02061
724527 6069-001767
Joy Finegan

WARRANTY DEED

ADDRESS NEW OWNER(s) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
(NAME) Sara K. Johnson	(NAME) RAYMOND JAMES BANK	10405032000
(STREET ADDRESS OR ROUTE NUMBER) 3540 Central Avenue	(STREET ADDRESS) P.O. Box 11628	
(CITY) Nashville (STATE) TN (ZIP) 37205	(CITY) ST PETERSBURG (STATE) FL (ZIP) 33733	

FOR AND IN CONSIDERATION of the sum of Ten dollars and no/100 ($10.00), cash in hand paid by the Grantee(s) and other good and valuable considerations accepted as cash, the receipt and sufficiency of which is hereby acknowledged, Joseph J. Meyers and Janice R. Meyers, husband and wife have this day bargained and sold, and do hereby transfer and convey unto the said Sara K. Johnson, a single person the Grantees herein, their (successors), heirs and assigns, certain real estate in Davidson, Tennessee as follows:

See Attached Exhibit "A".

Being that same property described in and conveyed to the Grantor herein by Warranty Deed of record at Instrument No. _____ in the Register's Office of _____ County, Tennessee.

STATE OF TENNESSEE
COUNTY OF DAVIDSON The actual consideration or value whichever is greater, for this transfer is $ 755,250.00

Affiant _____

Subscribed and sworn to before me this the 30th day of May, 2014.

My commission expires: 7-6-15 (Affix Seal) Notary Public _____

SHANNON PHILBIN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN. My Commission Expires JULY 6, 2015

This is unimproved ( ), known as 3540 Central Avenue, Nashville, TN 37205
improved (X)

SHANNON PHILBIN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN. My Commission Expires JULY 6, 2015

TO HAVE AND TO HOLD said real estate, with the appurtenance, estate, title and interest thereto belonging, to the Grantees their (successors), heirs and assigns forever we covenant that we are lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered.

We further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to said real estate to said Grantees, their (successors), heirs and assigns, against the lawful claims of all persons.

Whenever used, the singular number shall include the plural, the plural the singular and the use of any gender shall be applicable to all genders.

Witness our hand this 7th day of Febrey, 2014, the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.

Joseph J. Meyers

Janice R. Meyers

STATE OF TN
COUNTY OF Davidson

Personally appeared before me, Joseph Ken Smith II, a Notary Public in and for said County and State, Joseph J. Meyers, the within named bargainor married (fill in marital status), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 7th day of Febrey, 2014.

Notary Public
My Commission Expires: 5-5-2015

(This area for official notarial seal)

KEN SMITH II
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires May 5, 2015

STATE OF TN
COUNTY OF Davidson

Personally appeared before me, Ken Smith II, a Notary Public in and for said County and State, Janice R. Meyers, the within named bargainor married (fill in marital status), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 7th day of Febrey, 2014.

Notary Public
My Commission Expires: 5-5-2015

(This area for official notarial seal)

KEN SMITH II
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires May 5, 2015

EXHIBIT A

The land referred to in the Commitment is described as follows:

Land in Davidson County, Tennessee, being part of Lot No. 257 on the Plan of Richland Realty Company's First Addition to Subdivision "B" of record in Plat Book 332, Page 174, , the Register's Office for Davidson County, Tennessee, described as follows:

Beginning at the northeast corner of Central Avenue and Bowling Street; thence with the northerly margin of said Central Avenue eastwardly 60 feet; thence northwardly parallel with the east line of said lot, 200 feet to the southerly margin of an alley; thence with said alley westwardly to the easterly margin of Bowling Street; thence with the easterly margin of said Street southwardly to the beginning.

Being the same property conveyed to Janice R. Meyers by deed from Theresa W. Doyle, married of record at Instrument No. 200007270074043, Register's Office for Davidson County, Tennessee, dated July 20, 2000 and recorded on July 27, 2000.

Being the same property conveyed to Janice R. Meyers and husband, Joseph J. Meyers by Quitclaim Deed from Janice R. Meyers dated January 28, 2014, and recorded on January 29, 2014 of record in Instrument No. 20140129-0007994, Register's Office for Davidson County, Tennessee.