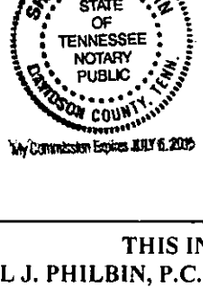
WARRANTY DEED



STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $1,000,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 10TH DAY OF JUNE, 2014.

Notary Public

MY COMMISSION EXPIRES: 7-6-15

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
MICHAEL J. PHILBIN, P.C., 2021 Richard Jones Road, Suite 220, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
BettyAnn Murphy, Co-Trustee	NEW OWNER	14601003300
(NAME)	(NAME)	
109 Donelson Pike		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37214		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

BILL GARRETT, Davidson County
Trans:T20140041197 DEEDWARR
Recvd: 06/11/14 13:56 2 pgs
Fees:13.00 Taxes:3700.00

20140611-0050897

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **Christine Tyler and Victor S. Johnson III, as tenants in common**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Betty Ann Murphy and James M. Murphy as Co-Trustees of the Rex Warren Living Trust u/a/d October 20, 2009, as Amended on November 13, 2009, December 30, 2009 and May 19, 2014.** , HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being Lot No. 2, on the plan of Resubdivision of Lot 8, Bridle Path Estates, as shown on plat of record in Instrument 20090305-0019642, Register's Office of Davidson County, Tennessee, to which reference is hereby made for a more complete description.

Being part of the same property conveyed to V. S. Johnson, Jr. by Warranty Deed dated August 16, 1950 from F. N. McNeill, Jr., Executor and Trustee of record in Book 1878, Page 638, Register's Office for Davidson County, Tennessee and subsequently conveyed by the said V. S. Johnson, Jr. by Quit Claim Deed dated 06/07/2005 to V. S. Johnson, Jr., and wife, Nancy M. Johnson as Tenants in Common of record in Instrument 20050607-0065098, Register's Office for Davidson County, Tennessee. V. S. Johnson, Jr., died testate on January 19, 2008, leaving a Last Will and Testament probated in the Seventh Circuit Court of Davidson County, Tennessee, Probate Division, referenced under Docket No. 08P-298. In the aforesaid Last Will, Mr. Johnson devised a life estate in his one-half (1/2) undivided interest in the property herein described to his wife Nancy M. Johnson and devised the remainder interest in said property equally to his two (2) children, Victor S. Johnson, III and Christine Tyler.

Nancy M. Johnson filed a Disclaimer in the probate estate of her deceased husband, of record in Instrument no. 20080613-0061082, Register's Office for Davidson County, Tennessee, disclaiming any and all beneficial interest in the herein described property thus allowing title to her deceased husband's one-half (1/2) undivided interest to pass to Victor S. Johnson, III and Christine Tyler. Subsequently, Nancy M. Johnson died testate on December 12, 2008 leaving a Last Will and Testament that was probated in the Seventh Circuit Court of Davidson County, Tennessee, Probate Division, referenced under Docket No. 09P-034. Under the terms of Mrs. Johnson's Last Will, her one-half (1/2) undivided interest in the herein described property was devised equally to her two (2) children Victor S. Johnson, III and Christine Tyler thus merging title of the entire fee simple estate in the said devisees who are names as Grantors in this instrument.

This conveyance is subject to the following:

2014 property taxes which have been prorated and assumed by the Grantee
All matters as set forth on the plan recorded as Instrument No. 200903050019643, said Register's Office
Easement Agreement of record in Instrument No. 200903230025995, said Register's Office

unimproved ☒

This is improved ☐ property, known as **960 Overton Lea Road, Nashville, TN 37220**

(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES that we 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 out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever 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 hands this 10th day of June, 2014.

Christine Tyler

Victor S. Johnson III

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Christine Tyler and Victor S. Johnson III, the bargainors, 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 official seal at Nashville, Tennessee this 10TH DAY OF JUNE, 2014.

Notary Public

Commission expires: 7/6/2015

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