WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20140043975 DEEDWARR
Recvd: 06/20/14 14:21 2 pgs
Fees:13.00 Taxes:751.10

20140620-0054175

G-VRES-14-2712

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $203,000.00.

Affiant

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

STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires NOV 6, 2017

Notary Public

MY COMMISSION EXPIRES: 11-6-17
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Molly Jewell and James Ward	**Farmers Bank & Trust**	
(NAME) **2712 Cooper Avenue**	(NAME) **9000 Carothers Parkway**	**07305018900**
(ADDRESS) **Nashville, TN 37216**	(ADDRESS) **Franklin, TN 37067**	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, I/we **BRANDY R. WHITE-JOHNSON AND FREDOLF G. JOHNSON, IV, WIFE AND HUSBAND** , hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **MOLLY JEWELL AND JAMES WARD, WIFE AND HUSBAND** hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

Land in Davidson County, Tennessee, being Lot 24, RIVERWOOD TERRACE, as shown on plat of record in Plat Book 1835, Page 134, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed by Warranty Deed from Norman R. Carter, unmarried to Brandy R. White as recorded on the 6th day of September, 2006 in Instrument No. 20060906-0110235 and Scrivener's Affidavit as recorded on the 27th day of April, 2012 in Instrument No. 20120427-0036082, in the Register's Office of Davidson County, Tennessee.

Brandy R. White having since married and is now known as Brandy R. White-Johnson. Fredolf G. Johnson, IV joins in this conveyance to convey any and all marital interest he may have to said property.

This conveyance is subject to:
- County of Davidson taxes for the year 2014 and subsequent years.
- Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of RIVERWOOD TERRACE, as recorded in Plat Book 1835, Page(s) 134, Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **2712 Cooper Avenue, Nashville, Tennessee 37216**.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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 my/our hand(s) this the 10th DAY OF JUNE, 2014.

Brandy R. White-Johnson

Fredolf G. Johnson, IV

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, BRANDY R. WHITE-JOHNSON AND FREDOLF G. JOHNSON, IV, the within named bargainor, 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, this the 10th of June, 2014.

Notary Public
My Commission Expires: 3-6-18
(SEAL)

JOHN GLEAVES
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212