This Instrument Prepared by and Return to:
Bell & Alexander Title Services, Inc.
8110 Isabella Lane, 2nd Floor
Brentwood, TN 37027

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater is $85,000.00.

Affiant

Subscribed and sworn before me this the 25th day of July, 2014.

Notary Public
My commission expires: 9/9/14

CAYAN K. MCCANN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

BILL GARRETT, Davidson County
Trans:T20140055272 DEEDWARR
Recvd: 07/30/14 13:39 2 pgs
Fees:13.00 Taxes:314.50
20140730-0067972

WARRANTY DEED

Address of New Owner:	Send Tax Bill to:	Tax Information:
Harold G. Johnson P.O. Box 331235 Nashville, TN 37203	New Owner	91-8-176

For and in consideration of the sum of ten and no/100 dollars ($10.00), cash in hand paid by the hereinafter Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, MARY BELLE BUCHANAN, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to HAROLD G. JOHNSON, JR., hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land, together with all tenements, hereditaments and appurtenances thereto located in Davidson County, State of Tennessee, described as follows:

Being Lot 28 on the Plan of Subdivision of the Lockhart Property, not of record described according to a survey made by S.R. Sanford, Civil Engineer, December 14, 1932, as follows:

Beginning on the southerly margin of Kentucky Avenue at a point 460 feet East of the easterly margin of 48th Avenue North being the corner of Lots Nos. 27 and 28; thence with the line between said two lots, southwardly 155 feet on the northerly margin of an alley; thence with said alley eastwardly 50 feet to the corner of Lots No. 28 and 29; thence with the line between said two lots, northwardly 155 feet to the southerly margin of Kentucky Avenue; thence with said Avenue, westwardly 50 feet to the beginning.

Being the same property conveyed to JP Morgan Chase Bank by Substitute Trustee's Deed of record in Instrument No. 20060602-0064786, Register's Office for said County.

Subject to all Easements and Restrictions of record.

THIS IS __X__ IMPROVED ____UNIMPROVED PROPERTY KNOWN AS 4609 Kentucky Ave, Nashville, TN 37209.

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, successors and/or assigns, forever. Grantors covenant with Grantees 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 out. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to said Grantees, their successors, 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 hand this the 25th day of July, 2014.

Mary Belle Buchanan

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Mary Belle Buchanan, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 25th day of July, 2014.

My commission expires: 9/9/14

Notary Public

