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 $416,500.00.

Affiant

Subscribed and sworn before me this the 28th day of July, 2014.

Notary Public
My commission expires: 2/24/18

JENNIFER CROWELL STATE OF TENNESSEE NOTARY PUBLIC LEWIS COUNTY

WARRANTY DEED

Address of New Owner:	Send Tax Bill to:	Tax Information:
Evan R. Brownie	Bank of Nashville div Synovus Bank	081-08-0-397.00
701 Buchanan Street	401 Church Street	
Nashville, TN 37208	Nashville, TN 37219	

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, HAROLD JOHNSON, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to EVAN R. BROWNIE AND JENNIFER L. BROWNIE, 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:

Land in Davidson County, Tennessee, being the Easterly 40 feet of Lot Nos. 246 and 248, on the Plan of North Nashville Real Estate Company of record in Plat Book 21, Page 105, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property. Said Lots Nos. 246 and 248 front 40 feet on the Southerly side of Buchanan, formerly Carroll Street, and runs back parallel lines with the Westerly margin of Seventh Avenue North, formerly Vine Street, 100 feet to a dead line.

Being the same property conveyed to Gaelon Watkins, unmarried by deed from Clarence Turner, married of record in Instrument No. 20061215-0154986 Register's Office for Davidson County, Tennessee, dated December 05, 2006 and recorded on December 15, 2006.(Value of consideration shown in aforementioned deed $231,500.00.).

Being the same property conveyed to Harold Johnson, a married man by deed from Gaelon Watkins, a married man of record in Instrument No. 20131122-0120582 Register's Office for Davidson County, Tennessee, dated November 19, 2013 and recorded on November 22, 2013.
(Value of consideration shown in aforementioned deed $45,000.00.)

Being also known as 701 Buchanan St Nashville, TN 37208.

Subject to all Easements and Restrictions of record.

THIS IS IMPROVED PROPERTY KNOWN AS 701 Buchanan St, Nashville, TN 37208.

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 28th day of July, 2014.

Harold Johnson

BILL GARRETT, Davidson County
Trans:T20140057044 DEEDWARR
Recvd: 08/05/14 13:15 2 pgs
Fees:13.00 Taxes:1541.05
20140805-0070255

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Harold Johnson, 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 28th day of July, 2014.

My commission expires: 9/9/14

Notary Public

