THIS INSTRUMENT PREPARED BY: **Mudter & Patterson** **An Association of Attorneys** **2000 Richard Jones Road** **Suite 110** **Nashville, Tennessee 37215** **Record & Return To:** **First Title & Escrow Co., Inc.** **FTEC File No. 31943-08-2014**	STATE OF TENNESSEE, COUNTY OF DAVIDSON: The actual consideration or value, whichever is greater, for this transfer is: $1,275,000.00 Affiant Subscribed and sworn to before me this 30th day of September, 2014. Notary Public My Commission Expires:

GEORGE E. MUDTER, JR. STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.
My Commission Expires MAY 3, 2016

WARRANTY DEED

Address New Owner:	**Send Tax Bills To:**	**Tax Information:**
J. Banks Link, Tracy P. Link 213 Belle Meade Boulevard Nashville, TN 37205	New owner	Map and Parcel No.: 116 100 09800

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Phillip A. Johnson, Sr. and wife, Patricia Schmidt Johnson**, ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **J. Banks Link and Tracy P. Link, husband and wife** ("Grantee"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

This is improved property located at 213 Belle Meade Boulevard, Nashville, TN 37205

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantee, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except as set out on Exhibit "A" hereto. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantee, its successors, heirs and assigns against the lawful claims of all persons, except as set out on Exhibit "A" hereto.

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

BILL GARRETT, Davidson County
Trans:T20140073829 DEEDWARR
Recvd: 10/01/14 11:51 3 pgs
Fees:18.00 Taxes:4717.50
20141001-0090665

IN WITNESS WHEREOF, Grantor has executed this instrument on the 30th day of September, 2014.

Phillip A. Johnson, Sr.

Patricia Schmidt Johnson

STATE OF TENNESSEE, COUNTY OF DAVIDSON SS.:

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, **Phillip A. Johnson, Sr. and Patricia Schmidt Johnson**, 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, at office, this 30th day of September, 2014.

Notary Public

My Commission Expires:



EXHIBIT "A"

Land in Davidson County, Tennessee, being Lot No. 6 on the Plan of Bransford Realty Company's Berkeley Hills Subdivision, of record in Book 547, pages 57 and 58, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description.

Being the same property conveyed to Phillip A. Johnson, Sr. and wife, Patricia Schmidt Johnson, by deed dated December 10, 2010, from John T. Rochford, married, of record in Instrument No. 20101210-0098714, Register's Office for Davidson County, Tennessee.

Together with a permanent easement for ingress and egress over and maintenance of that portion of Lot 5, Plan of Bransford Realty Company's Berkeley Hills Subdivision, on which a portion of the driveway serving Lot 6 is located, as set forth in the deed of record in Book 7051, page 61, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to:

1. Restrictive covenants contained in an instrument of record in Book 692, page 616, Register's Office for Davidson, County, Tennessee, (omitting therefrom any covenants, conditions or restriction, if any, based on race, color, religion, sex, handicap, familial status, or national origin unless and only to the extent that the covenants, conditions or restriction (a) is exempt under Title 42 of the United States Code; or (b) relates to handicap, but does not discriminate against handicapped persons).
2. All matters appearing on the Plan of record as Book 547, pages 57 and 58, Register's Office for Davidson County, Tennessee.
3. Easement for ingress/egress of record in Book 7051, page 61, Register's Office for Davidson County, Tennessee.