THIS INSTRUMENT PREPARED BY: **Jennifer S. Ghanem, Esq.** **The Row Realty & Title, LLC** **700 12th Avenue South, Suite 302** **Nashville, TN 37203** Davidson County DEEDWARR Recvd: 11/03/14 16:14 3 pgs Fees:18.00 Taxes:3367.00 **20141103-0101482**	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $810,000.00 Affiant Subscribed and sworn to before me, this 3rd day of November 2014. Notary Public My Commission Expires: 11-6-17

BRENDA ZITZMAN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

WARRANTY DEED

Address New Owner: David L. Johnson and Susan G. Johnson 116 Blackburn Avenue Nashville, TN 37205	Send Tax Bills To: Pinnacle Bank 150 3rd Avenue South Nashville, TN 37201	Tax Information: Tax Parcel ID No. 130-01-0-146.00

FOR AND IN CONSIDERATION of the sum of Ten and 00/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **WILLIAM J. CHRISTOPHER ANDREWS, TRUSTEE OF THE 116 BLACKBURN TRUST U/A/D APRIL 22, 2013**, ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **DAVID L. JOHNSON AND SUSAN G. JOHNSON, HUSBAND AND WIFE** ("Grantees"), their successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

> **Land in Davidson County, Tennessee, being Lot 65, BRANSFORD REALTY COMPANY'S BELLE MEADE GOLF LINKS SUBDIVISION, as shown on plat of record in Plat Book 421, Pages 94 and 95, 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 Gregory Greenwell and wife, Aine Greenwell to William J. Christopher Andrews, Trustee of the 116 Blackburn Trust u/a/d April 22, 2013 as recorded on the 30th day of May, 2013 in Instrument No. 20130530-0054464 and Warranty Deed from Triangle Development, LLC to Gregory Greenwell and wife, Aine Greenwell as recorded on the 14th day of November, 2007 in Instrument No. 20071114-0133513, in the Register's Office of Davidson County, Tennessee.**
>
> This is improved property commonly known as: **116 Blackburn Avenue, Nashville, TN 37205.**

This conveyance is subject to all easements and restrictions of record, the lien for property taxes that are not delinquent, any matters shown on any applicable plat.

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

And Grantor covenants that he has 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 for current taxes, and restrictions and easements of record. Grantor further covenants and binds himself, his successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, their successors, heirs and assigns against the lawful claims of all persons whatsoever.

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

IN WITNESS WHEREOF, Grantor has executed this instrument on this 3 day of November, 2014.

William J. Christopher Andrews Trustee

WILLIAM J. CHRISTOPHER ANDREWS,
TRUSTEE OF THE 116 BLACKBURN TRUST
U/A/D APRIL 22, 2013

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named, **WILLIAM J. CHRISTOPHER ANDREWS, TRUSTEE OF THE 116 BLACKBURN TRUST U/A/D APRIL 22, 2013,** Grantor, with whom I am personally acquainted (or proved to me in the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the within named bargainor and that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office this 3 day of November, 2014.

ELIZABETH MARGUERITE FORTIER
STATE OF TENNESSEE NOTARY PUBLIC
MONTGOMERY COUNTY

MY COMMISSION EXPIRES
OCTOBER 14, 2015

Elizabeth Fortier

Notary Public
My Commission Expires: _____

Certificate of Authenticity

I, John Cobb Rochford, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this a true and correct copy of the original document executed and authenticated according to law.

Signature

State of Tennessee

County of Davidson

Personally appeared before me, Brenda Zitzman, a notary public for this county and state, John Cobb Rochford, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

BRENDA ZITZMAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Notary's Signature

My Commission Expires: 11-6-2017