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. 32074-11-2014**	STATE OF TENNESSEE, COUNTY OF DAVIDSON: The actual consideration or value, whichever is greater, for this transfer is: $182,000.00. Affiant Subscribed and sworn to before me this 12th day of December, 2014. Notary Public My Commission Expires:

BROOKE SMITH STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON

WARRANTY DEED

Address New Owner: Lewis Cain 2512 Bayview Drive Nashville, TN 37217	**Send Tax Bills To:** new owner	**Tax Information:** Map and Parcel No.: 136 050 04300

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, **Danny Delon Johnson, unmarried**, ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Lewis Cain** ("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 2512 Bayview Drive, Nashville, TN 37217

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:T20140094360 DEEDWARR
Recvd: 12/17/14 10:33 3 pgs
Fees:18.00 Taxes:673.40
20141217-0115319

IN WITNESS WHEREOF, Grantor has executed this instrument on the 12th day of December, 2014.

Danny Delon 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, **Danny Delon Johnson**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 12th day of December, 2014.

KELLY E. COX
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
My Comm. Expires November 6, 2017

Notary Public

My Commission Expires:

EXHIBIT "A"

Land in Davidson County, Tennessee, being Lot No. 61 on the Plan of Section Three, Bayview, of record in Plat Book 9700, page 685, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description.

Being the same property conveyed to Danny Johnson, an unmarried man, by deed dated September 30, 2005, from Sirva Relocation, LLC, a limited liability company, of record in Instrument No. 20051007-0121408, Register's Office for Davidson County, Tennessee. Pursuant to the terms of a divorce decree filed in Docket No. 12D1260, Fourth Circuit Court of Davidson County, Tennessee, Bethany Michelle Johnson conveyed her interest in subject property to Danny Delon Johnson, by quitclaim deed dated August 17, 2012, of record in Instrument No. 20130109-0002995, Register's Office for Davidson County, Tennessee. Danny Johnson and Danny Delon Johnson are one and the same person.

This conveyance is made subject to:

1. Declaration of Covenants, Conditions and Restrictions for Bayview, of record in Book 10323, page 55, Book 10727, page 268, Book 11019, page 911, Book 11251, page 126, and Book 11271, page 163, 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 9700, page 685, Register's Office for Davidson County, Tennessee.
3. Easements to the Metropolitan Government of Nashville and Davidson County for sanitary sewers and/or storm drainage, of record in Book 7830, page 233, Register's Office for Davidson County, Tennessee.
4. Easement of record in Book 10085, page 576, Register's Office for Davidson County, Tennessee.
5. Easement for ingress/egress of record in Book 3708, page 237, Register's Office for Davidson County, Tennessee.
6. Landscape Agreement of record in Book 10339, page 298, Register's Office for Davidson County, Tennessee.