This Instrument Prepared By:
BROKERS ESCROW SERVICES, INC.
200 Nashboro Blvd., PO Box 17116
Nashville, Tennessee 37217

Recording Information:

SEND TAX BILL TO:
ADDRESS NEW OWNER:
Roy M. Johnson
2510 Una Antioch Pike
Antioch, TN 37013

Davidson County DEEDWARR
Recvd: 12/18/14 10:13 3 pgs
Fees:18.00 Taxes:573.50
20141218-0115806

Parcel ID : 095 14 0 093.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named "GRANTEE", and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, **Susan V. Hurt, a widow** hereinafter called the "GRANTOR", has bargained and sold, and by these presents, does transfer and convey unto **Roy M. Johnson,** hereinafter called the "GRANTEE", his heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 6 on the Plan of Elm Hill Acres, Section I, of record in Book 2331, page 67, Register's Office for Davidson County, Tennessee, said Lot No. 6 fronts 80 feet on the northerly side of Elm Hill Pike and extends back between lines 207.2 feet on the westerly side and 202.3 feet on the easterly side, to a dead line in the rear on which it measures 80 feet.

Being the same property conveyed to Susan V. Hurt and Jame F. Hurt by deed from Philip A. Eddie and Robin L. Eddie dated November 12, 1999, of record in Instrument No. 199912300308939, Register's Office for Davidson County, Tennessee. Jame (James) F. Hurt having since died on September 26, 2004, his Certificate of Death is attached as Exhibit "A", leaving Susan V. Hurt as surviving tenant by the entirety.

Taxes for the current year have been settled between the parties. Said property is transferred subject to the following matters:
Subject to all applicable zoning and planning restrictions, and all health department rules and regulations that may affect the premises.
Subject to restrictive covenants contained in an instrument of record in Trust Deed Book 2442, page 464, said Register's Office, and to which instrument reference is here made for the complete and exact terms, details and requirements thereof.
Subject to all of those facts, conditions and limitations shown on the Plat of record in Book 2331, page 67, Register's Office for Davidson County, Tennessee. Reference is here made to said Plat for a more complete depiction of the terms and details thereupon.
Subject to all covenants, subdivision restrictions, easement and other matter of record in Plat Book 2331, page 67, said Register's Office.

This is improved property known as 2132 Elm Hill Pike, Nashville, Tennessee 37210.

GRANTOR makes no representation or warranty, express or implied, as to the exact amount of acreage or square footage in the property, or as to the ownership of the minerals located on, under or within the property. Grantor makes no representations or warranties, express or implied, with respect to the condition of the property conveyed hereby, including any improvements located thereon, including, without limitation, the habitability, condition or fitness thereof for any particular use or purpose. Grantee agrees that the property conveyed hereby, including any improvements located thereon, is conveyed by Grantor and accepted by Grantee in an "as is, where is" and "with all faults" condition.

THIS conveyance is made expressly subject to all covenants, conditions, restrictions, and reservations contained in former deeds and other instruments of record applicable to said property,

insofar as same are presently binding thereon, and to any easements apparent from an inspection of said property.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said "GRANTEE", his heirs and assigns, forever, and,

GRANTOR does covenants with the said "GRANTEE" that she is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and warrants that the same is unencumbered, unless otherwise herein set out; and,

"GRANTOR", does further covenant and bind herself, her heirs and assigns, to warrant and forever defend the title to the said land to the said "GRANTEE", and his 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 12th day of December, 2014.

Susan V. Hurt

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned Notary Public in and for said County and State, **Susan V. Hurt, a widow**, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within Warranty Deed for the purposes therein contained.

WITNESS my hand and official seal at office this 12th day of December, 2014.

NOTARY PUBLIC
My Commission Expires:

REBECCA R. WAYNICK
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY, TENN
My Comm. Expires July 7, 2015

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual value or consideration, whichever is greater, for this transfer is $155,000.00.

AFFIANT

Subscribed and sworn to before me on this 12th day of December, 2014.

NOTARY PUBLIC
My Commission Expires:

REBECCA R. WAYNICK
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY, TENN
My Comm. Expires July 7, 2015

CERTIFICATION

I do hereby make oath that I am the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

STATE OF TENNESSEE
COUNTY OF DAVIDSON
On this 15 day of December, 2014 personally appeared before me, a notary public for this county and state, Rebecca Waynick who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

TONI RUTGERSON
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY
My Comm. Expires June 1, 2016

STATE OF TENNESSEE
Office of Vital Records

EXHIBIT "A"

0405130

TENNESSEE DEPARTMENT OF HEALTH
CERTIFICATE OF DEATH

STATE FILE NUMBER 2004 040924

TYPE/PRINT IN PERMANENT BLACK INK FOR INSTRUCTIONS SEE HANDBOOK

DECEDENT

1 DECEDENT'S NAME (First Middle Last): James Foster Hurt
2 SEX: Male
3 DATE OF DEATH (Month Day Year): September 26, 2004
4 SOCIAL SECURITY NUMBER: [redacted]147
5a AGE LAST BIRTHDAY (Yrs.): 65
5b UNDER 1 YEAR: M D
5c UNDER 1 DAY: H Min
6 DATE OF BIRTH (Month Day Yrs.): March 7, 1939
7 BIRTHPLACE (City and State or Foreign Country): Memphis, TN
8 EVER IN U.S. ARMED FORCES? 1 [X] Yes 2 [ ] No
9a PLACE OF DEATH (Check only one): HOSPITAL 1 [ ] Inpatient 2 [ ] ER/Outpatient 3 [ ] DOA; OTHER 4 [ ] Nursing Home 5 [X] Residence 6 [ ] Other (Specify)
9b FACILITY NAME (If not institution give street and number): 2132 Elm Hill Pike 910
9c CITY TOWN OR LOCATION OF DEATH: Nashville 094
9d COUNTY OF DEATH: Davidson 19
10 MARITAL STATUS (Married, Never Married, Widowed, Divorced (Specify)): Married
11 SURVIVING SPOUSE (If wife give maiden name): Susan Vogel
12a DECEDENT'S USUAL OCCUPATION (Give kind of work done during most of working life. Do not use retired): Song Writer
12b KIND OF BUSINESS/INDUSTRY: Self Employed
13a RESIDENCE STATE: TN
13b COUNTY: Davidson
13c CITY TOWN OR LOCATION: Nashville
13d STREET AND NUMBER OR RURAL LOCATION: 2132 Elm Hill Pike
CENSUS TRACT
13e INSIDE CITY LIMITS? 1 [X] Y 2 [ ] No
13f ZIP CODE: 37210
14 WAS DECEDENT OF HISPANIC ORIGIN? (Specify Yes or No If yes specify Cuban Mexican Puerto Rican etc.) [ ] Yes [X] No
15 RACE American Indian Black White etc. (Specify): White
16 DECEDENT'S EDUCATION (Specify only highest grade completed): Elementary/Secondary (0-12): 3; College (1-4 or 5+):

NAME OF DECEDENT (Type/Print) & SIGNATURE

PARENTS

17 FATHER'S NAME (First Middle Last): Bob Hurt
18 MOTHER'S NAME (First Middle Maiden Surname): Leron Ford

INFORMANT

19a INFORMANT'S NAME (Type/Print): Susan Hurt
19b RELATIONSHIP TO DECEASED: Wife
19c MAILING ADDRESS (Street and Number or Rural Route Number City or Town State Zip Code): 2132 Elm Hill Pike Nashville, TN 37210

DISPOSITION

20a METHOD OF DISPOSITION: 1 [ ] Burial 2 [X] Cremation 3 [ ] Removal from State 4 [ ] Donation 5 [ ] Other (Specify)
20b PLACE OF DISPOSITION (Name of cemetery crematory or other place): Cole & Garrett Cremation
20c LOCATION City or Town State: Hendersonville, TN
21a SIGNATURE OF FUNERAL DIRECTOR: Samuel Mainord
21b LICENSE NUMBER OF FUNERAL DIRECTOR: 4519
21c SIGNATURE OF EMBALMER:
21d LICENSE NUMBER OF EMBALMER:
22a NAME AND ADDRESS OF FUNERAL HOME: Mount Olivet Funeral Home 1101 Lebanon Rd Nashville, TN 37210
22b LICENSE NUMBER OF FUNERAL HOME: 970

REGISTRAR

23 REGISTRAR'S SIGNATURE: Robert W Rhodes Jr.
24 DATE FILED (Month Day Year): September 27, 2004

CERTIFIER

25a PHYSICIAN To the best of my knowledge death occurred at the date and place and due to the cause(s) and manner as stated
1 [X] SIGNATURE AND TITLE OF PHYSICIAN
25b LICENSE NUMBER: 0000010750
25c DATE SIGNED (Month Day Year): 9/27/04
26a MEDICAL EXAMINER On the basis of examination and/or investigation in my opinion death occurred at the date and place and due to the cause(s) and manner as stated
2 [ ] SIGNATURE AND TITLE OF MEDICAL EXAMINER
26b LICENSE NUMBER:
26c DATE SIGNED (Month Day Year):

PHYSICIAN OR MEDICAL EXAMINER EXECUTING CERTIFICATE MUST COMPLETE AND SIGN MEDICAL CERTIFICATION

27 NAME AND ADDRESS OF CERTIFIER (PHYSICIAN OR MEDICAL EXAMINER) (Type/Print): Dr Michael Magee 300 20th Ave N suite 506 Nashville, TN 37203

7516128

I hereby certify the above to be a true and correct representation of the record or document on file in this department. This certified copy is valid only when printed on security paper showing the red embossed seal of the Tennessee Department of Health. Alteration or erasure voids this certification. Reproduction of this document is prohibited.

Tennessee Code Annotated 68-3-101 et seq., Vital Records Act of 1977.

Teresa S. Hendricks
STATE REGISTRAR

John J. Dreyzehner, MD, MPH, FACOEM
COMMISSIONER

7516128
Date Issued: Dec-11-2014

CERTIFICATION OF VITAL RECORD