RECORD AND RETURN TO:
Harpeth Escrow, LLC
117 Two Mile Pike
Goodlettsville, TN 37072

BILL GARRETT, Davidson County
Trans: T20140095881 DEEDWARR
Recvd: 12/23/14 10:35 3 pgs
Fees: 18.00 Taxes: 332.63
20141223-0117275

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is 89,900.00

Affiant

Subscribed and sworn to before me, this 2nd day of December, 2014.

Notary Public

My commission expires: 12-23-14

JESSICA KIMBRO STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

THIS INSTRUMENT WAS PREPARED BY
HARPETH ESCROW, LLC
117 TWO MILE PIKE
GOODLETTSVILLE, TN 37072

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
BON URBAN PROPERTIES II	**BON URBAN PROPERTIES II**	**81-11-451.00**
1918 10TH AVENUE NORTH	**1918 10TH AVENUE NORTH**	
NASHVILLE, TN 37208	**NASHVILLE, TN 37208**	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGE, I/WE,

ESTATE OF ANNIE HYDE JOHNSON

HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

BON URBAN PROPERTIES II, a Tennessee General Partnership

HEREINAFTER CALLED THE GRANTEE(S), ITS/THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Being Lot 51 on the Plan of Cephas Woodard's Subdivision of Lot 5 and 6 of the Thomas Woodard property, as of record in Book 161, Page 174, Register's Office for said County, said Lot 51 fronts 59 feet on the Northerly side of Buchanan Street and runs back 126.1/2 feet on the Westerly side and 139.6 feet on the Easterly line with the Westerly margin of Cephas Avenue to the Southerly line of Lot No. 50, measuring 57 1/2 feet thereon.

Being the same property conveyed by Quitclaim Deed from Linda D. Johnson (a single woman and Adult Daughter of Annie Hyde Johnson) to the Seven Remaining Children of the deceased, Annie Hyde Johnson, including: William H. M. Johnson, Jr. (a married man, Adult Son and Executor of the Estate of Annie Hyde Johnson), Starlene A. Taylor (a married woman, Adult Daughter and Executrix of the Estate of Annie Hyde Johnson), Marion L. Wilkins (a married woman and Adult Daughter), Leslie Y. Drummond (a married woman and Adult Daughter), Teresa V. Hatten (a married woman, Adult Daughter and Executrix of the Estate of Annie Hyde Johnson), Eric M. Johnson (a married man and Adult Son) and Charmaine J. Hill (a married woman and Adult Daughter) as recorded on the 13th day of December, 2011 in Instrument No. 20111213-0097070 and Successor Trustee's Deed from Guaranty Title Company, Successor Trustee to William H. Johnson, Sr., and wife, Annie Hyde Johnson as recorded in Deed Book 8661, Page 88, corrected in Book 8669, Page 505, in the Register's Office of Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

Taxes for 2015, a lien not yet due and payable.

All matters as shown on the plat of record in Plat Book 161, Page 174, Register's Office for Davidson County, TN, including any and all revisions, corrections and/or amendments thereto of record.

This is improved (__X__) unimproved (____) property known as 1110 BUCHANAN STREET, 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 GRANTEE(S), its/their heirs and assigns forever; and we do covenant with the said GRANTEE(S) that I/we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same in unencumbered, unless otherwise herein set out; and I/we do further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), its/their 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/our hand(s) this 2nd day of December, 2014.

ESTATE OF ANNIE HYDE JOHNSON

William H. M. Johnson Jr., Executor
WILLIAM H. M. JOHNSON, JR., Executor

William H. M. Johnson, Jr., Heir
WILLIAM H. M. JOHNSON, JR., Heir

Starlene A. Taylor, Executrix
STARLENE A. TAYLOR, Executrix

Starlene A. Taylor, Heir
STARLENE A. TAYLOR, Heir

Marion L. Wilkins, Heir
MARION L. WILKINS, Heir

Leslie Y. Drummond, Heir
LESLIE Y. DRUMMOND, Heir

Teresa V. Hatten, Executrix
TERESA V. HATTEN, Executrix

Teresa V. Hatten, Heir
TERESA V. HATTEN, Heir

Eric M. Johnson, Heir
ERIC M. JOHNSON, Heir

William H. M. Johnson, Jr.,
Charmaine J. Hill, Heir by Attorney-in-Fact
CHARMAINE J. HILL, Heir by WILLIAM H. M. JOHNSON, JR., Attorney-in-Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, a Notary Public of said County and State, **WILLIAM H. M. JOHNSON, JR.** (as Heir & as Executor of the Estate of Annie Hyde Johnson), **STARLENE A. TAYLOR** (as Heir and as Executrix of the Estate of Annie Hyde Johnson), **MARION L. WILKINS** (as Heir), **LESLIE Y. DRUMMOND** (as Heir), **TERESA V. HATTEN** (as Heir and as Executrix of the Estate of Annie Hyde Johnson), and **ERIC M. JOHNSON** (as Heir),, the within named Grantor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 2nd day of December, 2014.

KEVIN M. BRADY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Notary Public

My Commission Expires: 1/6/2015

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared **WILLIAM H.M. JOHNSON, JR.** to me known to be the person who executed the foregoing instrument in behalf of **CHARMAINE J. HILL** (as Heir) as his/her/their Attorney in Fact, and acknowledged that he/she executed the same as the free act and deed of the said **CHARMAINE J. HILL** (as Heir).

Witness my hand, at office, this 2nd day of December, 2014.

Notary Public

My Commission Expires: 1/6/2015

KEVIN M. BRADY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY