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THIS INSTRUMENT PREPARED BY:
Chapman & Rosenthal Title, Inc.
2002 Richard Jones Road, Suite 203A
Nashville, TN 37215

CRT File No. 14112478

BILL GARRETT, Davidson County
Trans:T20140096564 DEEDWARR
Recvd: 12/26/14 14:16 2 pgs
Fees:13.00 Taxes:1128.50
20141226-0118050

CHAD I. PEARMAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 06-21-2016

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is: $305,000.00.

Affiant

Subscribed and sworn to before me, this 19th day of December, 2014.

Notary Public
My Commission Expires: _____

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
David Shaub, and Tony Ross and Janet Ross 1432 15th Avenue S. Nashville TN 37212	New Owner	Tax Parcel ID No. 105-05-527.00

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, **Patsy Johnson** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **David Shaub, married, a ½ undivided interest as tenants in common and and Tony Ross and wife Janet Ross, a ½ undivided interest as tenants in common**, ("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 3, SECTION 58, REVISED, EDGEHILL ESTATES, as shown on plat of record in Plat Book 4660, Page 40, 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 to Grady E. Johnson and wife Patsy Johnson by Warranty Deed from Hope, Inc., recorded on the 20th day of August, 1974 in Deed Book 4845, Page 204, in the Register's Office of Davidson County, Tennessee. Grady E. Johnson having since died on June 12, 2010.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

County of Davidson taxes for the year 2015 and thereafter, not yet due and payable.

Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann 67-5-603, et seq.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of SECTION 58, REVISED, EDGEHILL ESTATES, as recorded in Plat Book 4660, Page(s) 40.

Covenants, Conditions and Restrictions as set forth in Deed recorded in Book 4698, Page 249 and Book 4220, Page 723, amended in Book 6236, Page 263.

Charter of Edgehill Estates Homeowners Association, Inc. recorded in Book 7526, Page 624.

This is improved property located at 1432 15th Avenue S. Nashville TN 37212

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, 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 for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its 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 19th day of December, 2014.

Patsy Johnson

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Patsy Johnson, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 19th day of December, 2014.

Notary Public

My Commission Expires: _____

KATE ROSENTHAL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES SEPTEMBER 10, 2018