Return to: JTC

Box 14

WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20150000301 DEEDWARR
Recvd: 01/02/15 13:50 2 pgs
Fees:13.00 Taxes:1110.00
20150102-0000383

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER OR VALUE OF THE PROPERTY TRANSFERRED, WHICHEVER IS GREATER IS, $300,000.00.

Affiant

Subscribed and sworn to before me this 31st day of December, 2014.

KATHY HAND NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY

Notary Public
My Commission expires: 9-19-16
(Affix Seal)

THIS INSTRUMENT PREPARED BY
Nashville Title Insurance Corporation, 2818 Bransford Avenue, Nashville, Tennessee 37204

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBER:
Erik Cole Johnson	Farmington Financial	132-16-0-109.00
418 Lynn Drive	2002 Richard Jones Road, Ste 300A	
Nashville, TN 37211	Nashville, TN 37215	

WITNESSETH: That for and in consideration of TEN dollars, cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, **Amanda Dean, as Successor Trustee for The 418 Lynn Drive Trust**, hereinafter called the GRANTOR, does hereby bargain, sell, convey and confirm unto **Erik Cole Johnson, an unmarried man**, their heirs and assigns, hereinafter called the GRANTEE, the following described real estate, situated and being located in Davidson County, Tennessee:

Being Lot No. 836 on the plan of Caldwell Hall, Section XIII, of record in Book 3300, page 66, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate description.

Said Lot No. 836 fronts 80 feet on the northerly side of Lynn Drive and runs back 150 feet on the westerly line and 171.59 feet on the easterly line to a dead line in the rear on which it measures 82.95 feet.

Being the same property conveyed to First Jordan, FLP, as Trustee of The 418 Lynn Drive Trust, from Jon Mattfeld, by deed on July 3, 2013, of record in Instrument Number 20130709-0071039, Register's Office for Davidson County, Tennessee. Amanda Dean qualified and was appointed Successor Trustee for The 418 Lynn Drive Trust.

The property is subject to any and all existing easements and restrictions as shown of record including the following:

- Subject to all matters as shown on the Plan of record in Book 3300, page 66, Register's Office Davidson County, Tennessee.
- Covenants, conditions, and restrictions as set forth in instrument recorded in Book 1788, page 108; and Book 3400, page 226; and Book 3435, page 357; and Book 3502, page 555; and Book 3339, page 208, Register's Office for Davidson County, Tennessee.
- Easement of record in Book 3300, page 66, Register's Office for Davidson County, Tennessee.

This is improved property known as: 418 Lynn Drive, Nashville, TN 37211

TO HAVE AND TO HOLD The aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the GRANTEE, his heirs, successors and assigns in fee simple forever. And the GRANTOR does hereby covenant with the GRANTEE that he is lawfully seized in fee of the aforedescribed real estate; that he has a good right to sell and convey the same; that the same is unencumbered, and that the title and quiet possession thereto he will warrant and forever defend against the lawful claims of all persons.

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 our hands this December 31, 2014.

The 418 Lynn Drive Trust

By Amanda Dean, Successor Trustee

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **Amanda Dean, as Successor Trustee** to me known to be the person described in and who executed the foregoing instrument, and acknowledged that she executed the same for the purposes therein contained.

WITNESS my hand and Official Seal at office this December 31, 2014

My commission expires 7/6/15

Notary Public

HAL E. WILSON, III
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY