This Instrument Prepared by and Return to:
Bell & Alexander Title Services, Inc.
8110 Isabella Lane, 2nd Floor
Brentwood, TN 37027

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater is $334,000.00.

Affiant

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

Notary Public
My commission expires: 1/15/17

BILL GARRETT, Davidson County
Trans:T20150001844 DEEDWARR
Recvd: 01/08/15 13:40 2 pgs
Fees:13.00 Taxes:1235.80
20150108-0002181

WARRANTY DEED

Address of New Owner:	Send Tax Bill to:	Tax Information:
Harold Gail Johnson, Jr 2217 11th Ave South Nashville, TN 37204	Cash	105-13-224

For and in consideration of the sum of ten and no/100 dollars ($10.00), cash in hand paid by the hereinafter Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, JESSE BRITTON AND WIFE, MATTIE DELORIS BRITTON, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to HAROLD GAIL JOHNSON, JR, hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land, together with all tenements, hereditaments and appurtenances thereto located in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 13 on the plan of W.S. Duckowrth's Addition to Nashville, as of record in Book 57, page 83, register's Office for said County.

Said Lot No. 13 fronts 54.5 feet on the westerly side of 11th Avenue South, formerly Berlie Avenue, and extends back 186 feet, more or less, to an alley, on which it measures 56.5 feet.

Being the same property conveyed to Mattie Deloris Britton, one-half undivided interest by QuitClaim Deed from Jesse Britton dated June 8, 2010 of record in Instrument No. 20100614-0045957, said Register's Office.

Subject to all Easements and Restrictions of record.

THIS IS __X__ IMPROVED ____UNIMPROVED PROPERTY KNOWN AS 2217 11th Ave South, Nashville, TN 37204.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantees, their heirs, successors and/or assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to said Grantees, their successors, 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 31st day of December, 2014.

Jesse Britton

Mattie Deloris Britton

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Jesse Britton and Mattie Deloris Britton, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 31st day of December, 2014.

My commission expires:

1/15/17

Notary Public

