Return To: Perrone & Young
109 Westpark Drive
Suite 330
Brentwood, TN 37027

(1)

BILL GARRETT, Davidson County
Trans:T20150008468 DEEDWARR
Recvd: 02/03/15 11:55 2 pgs
Fees:13.00 Taxes:395.90
20150203-0010033

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is 107,000.00

Affiant

Subscribed and sworn to before me, this 30th day of January, 2015.

Notary Public

My commission expires: 09-19-2016

KRISTEN JACOBY
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
SIGNATURE TITLE SERVICES, LLC
4751 TROUSDALE DRIVE, STE 111
NASHVILLE, TN 37220

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
JOSHUA ROUSSELL	Regions Bank	**07006006300**
2733 BUENA VISTA PIKE	2050 Parkway Office Circle	
NASHVILLE, TN 38218	Birmingham, AL 35244	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGE, WE,

TARYN MARIA JOHNSON AND HUSBAND, NICHOLAS GILES JOHNSON

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

JOSHUA ROUSSELL, UNMARRIED MAN

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

BEING LOT NO. 12 AS SHOWN ON THE MAP ENTITLED TAIGAN'S COURT, AS SHOWN BY PLAT OF RECORD IN PLAT BOOK 6900, PAGE 710, IN THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE TO WHICH PLAT REFERENCE IS HEREBY MADE FOR A MORE COMPLETE DESCRIPTION.

BEING THE SAME PROPERTY CONVEYED TO TARYN MARIA JOHNSON, BY QUITCLAIM DEED FROM NICHOLAS GILES JOHNSON, DATED 01/21/2011 AND RECORDED ON 01/31/2011 IN INSTRUMENT NUMBER 20110131-0008297, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE. NICHOLAS GILES JOHNSON AND TARYN MARIA JOHNSON HAVING SINCE REMARRIED, SIGNS TO CONVEY AND/OR WAIVE ANY MARITAL RIGHTS OR INTEREST HE MAY HAVE IN THE SUBJECT PROPERTY.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

All easements, restrictive covenants and conditions, and other matters of record, including items set out on any applicable plat of record.

This is improved (X) unimproved ( ) property known as 2733 BUENA VISTA PIKE, NASHVILLE, TN 38218.

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 and assigns forever; and we do covenant with the said GRANTEES that 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 we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, 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 30th day of January, 2015.

TARYN MARIA JOHNSON

NICHOLAS GILES JOHNSON

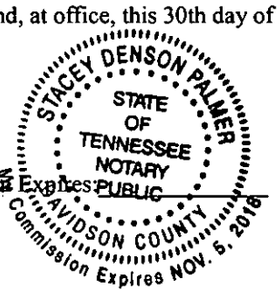
STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, a Notary Public of said County and State, TARYN MARIA JOHNSON, 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 30th day of January, 2015.

Notary Public

My Commission Expires:



State of Tennessee
County of Davidson

Personally appeared before me, a Notary Public of said County and State, Nicholas Giles Johnson, 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 30th day of January, 2015.

Notary Public

My Commission Expires:

