NEW OWNER:

The RS Johnson Trust
5925 Timothy Drive
Nashville, TN 37215

THIS INSTRUMENT PREPARED BY:

TRESSLER & ASSOCIATES, PLLC
Attorneys at Law
212 North Castle Heights Avenue
Lebanon, TN 37087

SEND TAX BILLS TO:

New Owner

FILE NO: 15-0083

Map 144 Group 16-0 Parcel 014.00

Space for Recorder's Stamp

BILL GARRETT, Davidson County
Trans:T20150014422 DEEDWARR
Recvd: 02/27/15 10:41 2 pgs
Fees:13.00 Taxes:4647.20
20150227-0017005

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **One Million Two Hundred Fifty-Six Thousand and 00/100 Dollars** ($1,256,000.00) cash in hand paid, the receipt of which is hereby acknowledged, **5925 TIMOTHY, LLC, a Limited Liability Company,** ("Grantor") has this day bargained and sold and by these presents does hereby transfer and convey unto **RONALD B. JOHNSON AND SHANNON M. JOHNSON, TRUSTEES OF THE RS JOHNSON TRUST, DATED APRIL 4, 2007** ("Grantee"), its successors and assigns, forever, the following tract or parcel of land, situated and lying in **Davidson County**, Tennessee, bound and described as follows, to-wit:

Land in Davidson County, Tennessee, Being Lot No. 61 on the plan of Otter Creek Hills, of record in Plat Book 2900, Page 110 and 111, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.

Said Lot No. 61 fronts 101 feet on the northerly side of Willshire Drive, now Timothy Drive, and extends back between lines 270 feet on the westerly line and 301.5 feet on the easterly line, to a line in the rear on which it measures 270.6 feet thereon.

BEING the same property conveyed to 5925 Timothy, LLC, a Tennessee Limited Liability Company, by Warranty Deed from Everette T. McMurtry, dated August 28, 2013, and of record as Instrument No. 20130903-0092116, Register's Office for Davidson County, Tennessee.

This is IMPROVED property known as 5925 Timothy Drive, Nashville, Tennessee 37215.

TO HAVE AND TO HOLD said property, together with any and all appurtenances and improvements thereunto, belonging to the said Grantee, its heirs and assigns, in fee simple, forever.

GRANTOR covenants with said Grantee that Grantor is lawfully seized and possessed of said property; that Grantor has a good and lawful right to make this conveyance; that the same is free, clear and unencumbered, except as noted herein; and Grantor will forever warrant and defend the title thereto against the lawful claims of all persons whomsoever.

THIS CONVEYANCE is made subject to all visible easements, rights-of-way, and any and all restrictions, existing roadways, easements and rights-of-way of record.

POSSESSION shall be given with deed.

PROPERTY TAXES for the current year shall be prorated.

IN WITNESS WHEREOF, Grantor has executed or caused this instrument to be executed by its duly authorized representative, this 23rd day of **February, 2015**.

5925 TIMOTHY, LLC

NATHAN W. LYONS, CHIEF MEMBER

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned authority, a notary public in and for the state and county aforesaid, 5925 TIMOTHY, LLC, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), who acknowledged that it executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at office 23rd day of **February, 2015**.

LISA P. CHANEY STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

NOTARY PUBLIC

My commission expires: 02-13-17

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The actual consideration or value, whichever is greater, for this transfer is $ 1,256,000.00 .

AFFIANT

Sworn to and subscribed to before me 23rd day of **February, 2015**.

LISA P. CHANEY STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

NOTARY PUBLIC

My commission expires: 02-13-17