WARRANTY DEED

JAMIE C. POLK
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 300,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 16th day of March, 2015

Notary Public:

MY COMMISSION EXPIRES: 5/5/15
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY:
RICHARD A. NORTHCUTT, METROPOLITAN ESCROW, INC., 217 PINEWAY DRIVE, NASHVILLE, TN 37217

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP - PARCEL NUMBERS:
Harold G. Johnson	NEW OWNER	Parcel ID:
965 9th Avenue South		10502049300
Nashville, TN 37203		

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 acknowledged, we

William L. McDaniel and wife, Linda F. McDaniel

hereinafter called the GRANTORS, has bargained and sold, and by these presents do transfer and convey unto

Harold G. Johnson

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. 45 on the Plan of Edgehill Estates, Section 100, as of record in Book 4860, Page 25, Register's Office for Davidson County, Tennessee.

Said Lot No. 45, being a corner lot, fronts 43 feet on the westerly margin of 9th Avenue South and fronts 95 feet on the northerly margin of a future street, said frontages being joined by a curve measuring 39.27 feet; the northerly line of said lot extends back 120 feet and intersects the westerly line which measures 68 feet thereon.

Being the same property conveyed to William L. McDaniel and wife, Linda F. McDaniel by deed from Metropolitan Development and Housing Agency, of record in Book 6421, Page 399, dated October 31, 1984, Register's Office for said County.

This conveyance is subject to Restrictions of record in Book 4220, Page 723, amended in Book 6236, Page 263, said Register's Office.

This conveyance is made subject to: (1) 2015 taxes, which have been prorated and assumed by the Grantees; (2) All matters appearing on the Plan of record in Plat Book 4860, Page 25, said Register's Office.

This conveyance is subject to any and all, recorded and unrecorded, zoning regulations, building restrictions and setback lines, easements and rights of way for public utilities.

Unimproved ( )

This is Improved (X) property, known as 965 9th Avenue South, Nashville, TN 37203

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 is 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 our hands this 16th day of March, 2015.

William L. McDaniel

Linda F. McDaniel

BILL GARRETT, Davidson County
Trans:T20150019749 DEEDWARR
Recvd: 03/18/15 12:59 2 pgs
Fees:13.00 Taxes:1110.00
20150318-0023305

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named William L. McDaniel and Linda F. McDaniel, 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 and official seal at Nashville, Tennessee, this 16th day of March, 2015.

My Commission Expires: 5/5/15

Notary Public

JAMIE C. POLK
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.