BOX 10-A

# WARRANTY DEED

BILL CARRETT, Davidson County
Trans:T20150022151 DEEDWARR
Recvd: 03/26/15 11:42 2 pgs
Fees:13.00 Taxes:518.00
20150326-0026036

P-ZR-15-6206

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $140,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 26th DAY OF MARCH, 2015.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL) My Commission Expires NOV. 3, 2015

THIS INSTRUMENT WAS PREPARED BY

Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

| ADDRESS NEW OWNER (S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP / PARCEL NUMBER (S) |
|---|---|---|
| **Jonathan H. Smith and Anne M. Smith** | **Jonathan H. Smith and Anne M. Smith** | |
| (NAME) | (NAME) | |
| **6206 New York Avenue** | **894 Robertson Academy Rd.** | **091-02-0-013.00** |
| (ADDRESS) | (ADDRESS) | |
| **Nashville, TN 37209** | **Nashville, TN 37220** | |
| (CITY) (STATE) (ZIP) | (CITY) (STATE) (ZIP) | |

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, I/we **JOHN E. JOHNSON, UNMARRIED,** hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **JONATHAN H. SMITH AND ANNE M. SMITH, HUSBAND AND WIFE,** hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 7 of Block C on the Plan of Cherokee Park Subdivision of record in Plat Book 161, Page 75, in the Register's Office for Davidson County, Tennessee, and shows Block C but does not show the Subdivision of said Block, according to an unregistered plan subdividing said Block into small lots, and Lot Number 7 fronts 50 feet on the North side of New York Avenue and runs back between parallel lines 160 feet to an alley.

Being the same property conveyed to John E. Johnson by Quitclaim deed from Roger Swift, Jr. and wife, Patricia D. Austin of record in Instrument No. 20140509-0039813 Register's Office for Davidson County, Tennessee, dated May 5, 2014 and recorded on May 9, 2014. Further, being the same property conveyed to Roger Swift and John E. Johnson, unmarried by Special Warranty deed from Federal Home Loan Mortgage Corporation of record in Instrument No. 20121102-0100962 Register's Office for Davidson County, Tennessee, dated October 30, 2012 and recorded on November 2, 2012.

This conveyance is subject to:
- All matters shown on Plan of record in Plat Book 161, Page 75, Register's Office for Davidson County, Tennessee; and
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **6206 New York Avenue , Nashville, Tennessee 37209**.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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.

RETURN TO:
PREMIER ESCROW, LLC
4301 HILLSBORO ROAD, STE 300
NASHVILLE, TN 37215

Witness my/our hand(s) this the 25th DAY OF MARCH, 2015.

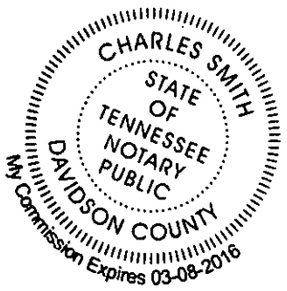
John E. Johnson

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, JOHN E. JOHNSON, the within named bargainor, 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, this the 25th of March, 2015.

Notary Public
My Commission Expires: 03/08/16
(SEAL)




**RETURN TO:**
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212