BILL GARRETT, Davidson County
Trans:T20150038654 DEEDWARR
Recvd: 05/19/15 08:59 2 pgs
Fees:13.00 Taxes:725.20
20150519-0045827

RECORD AND RETURN TO:
Limestone Title and Escrow, LLC
5200 Maryland Way, Suite 202
Brentwood, Tennessee 37027
File No.: TN155637

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $196,000.00.

AFFIANT

AFTER RECORDING PLEASE RETURN TO:
Lawyer's Escrow Service Inc.
2021 Richard Jones Rd., Suite 220
Nashville, TN 37215

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15th day of May, 2015.

SHANNON PAIGE STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.
My Commission Expires July 6, 2015

NOTARY PUBLIC

My commission expires: 7-6-15

THIS INSTRUMENT PREPARED BY:
Limestone Title and Escrow, LLC, 5200 Maryland Way, Suite 202, Brentwood, TN 37027

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Molly Johnson 7814 Heaton Way Nashville, TN, 37211	Access National Mgt. 1800 Robert Fulton Dr. Ste 350 Reston, VA 20191	173-09-0-A-181.00 CO

FOR AND IN CONSIDERATION of the sum of One Hundred Ninety Six Thousand and 00/100 Dollars ($196,000.00), and other good and valuable consideration, cash in hand paid by the hereinafter named Grantee(s), the receipt of which is hereby acknowledged; the undersigned, **CHRISTINA FORSTER AND HUSBAND, JAMES MICHAEL FORSTER**, hereinafter called the Grantor(s), have bargained and sold and by these presents do hereby transfer and convey unto, **MOLLY JOHNSON, AN UNMARRIED WOMAN**, hereinafter called the Grantee(s), her heirs and assigns forever, that certain parcel of real estate situated in Davidson County, Tennessee, and being further described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 127 on the Plan of Phase "B" Lenox Village, of record in Instrument No. 20031024-0157237, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and detailed description of said lot.

BEING the same property conveyed to Christina Forster and husband, James Michael Forster, by Warranty Deed from Joshua R. Stull and wife, Serena P. Stull, dated October 16, 2009 and recorded October 30, 2009, of record in Instrument No. 20091030-0100435, in the Office of the Register of Deeds of Davidson County, Tennessee.

The address of the herein described property is believed to be 7814 Heaton Way, Nashville, TN 37211, and is shown on all tax records as same, but such addresses are not part of the legal description of the property herein and in the event of any discrepancy, the legal description herein shall control.

This conveyance is made subject to all matters as shown of record in the Register's Office for Davidson County, Tennessee; and to the zoning and subdivision regulations of the appropriate governmental body.

TO HAVE AND TO HOLD said real estate, together with all of the appurtenances, estate and title thereunto belonging, unto the said Grantee(s), her heirs and assigns, forever.

The undersigned covenant with the said Grantee(s) that they are lawfully seized and possessed of said real estate; that they have a good right to convey the same; and that it is unencumbered except by lien of the 2015 property taxes, which taxes are being prorated between the parties, and the payment thereof will be the responsibility of the Grantee(s).

The undersigned further covenant and bind themselves, their heirs and assigns, forever to warrant and defend the title to said real estate unto the said Grantee(s), her heirs and assigns, against the lawful claims of all persons, whomsoever.

WITNESS MY/OUR HANDS, this the 15th day of May, 2015.

Christina Forster

CHRISTINA FORSTER

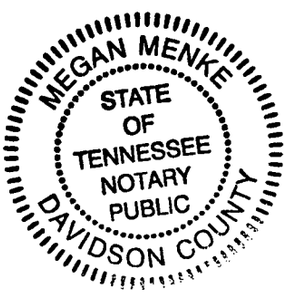
Jas. M Forster

JAMES MICHAEL FORSTER

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, a Notary Public, Christina Forster and husband, James Michael Forster, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and seal, this the 15th day of May, 2015.



M. Menke

Notary Public

Megan Menke

Printed Notary Name

My commission expires: 5-8-2018