WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20150051581 DEEDWARR
Recvd: 06/26/15 15:00 3 pgs
Fees:18.00 Taxes:740.00
20150626-0061847

State of Tennessee
County of Rutherford

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $200,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 3rd day of June, 2015

Notary Public

MY COMMISSION EXPIRES: 4/24/18

(AFFIX SEAL)

DANNY LEE SMITH NOTARY PUBLIC STATE OF TENNESSEE COUNTY OF RUTHERFORD

THIS INSTRUMENT WAS PREPARED BY
Legacy Title and Escrow, 330 Robert Rose Dr., Murfreesboro, TN 37129

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Angela Sullivan	CedarStone Bank	06201004000
108 Rivers Edge Ct. (NAME)	(NAME) 900 West Main Street	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37214	Lebanon, TN 37087	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Michele Johnson,** hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto Angela Sullivan, unmarried, and Amber Hayes, unmarried, 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:

Land in Davidson County, Tennessee, being Lot No. 2 on the plan of Taylorcraft Subdivision, as shown by plat of record in Plat Book 8250, Page 974, and amended in Book 8250, Page 982 in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

Included in the above legal description, but expressly excluded herefrom is the following described tract of land:

Beginning at the point of intersection of the existing northeast margin of S.R. 155 and the northwest boundary of the Eric W. Taylor and BFT Investments LTD Partnership property (Tract 11-A of State Project 19076-2235-04); thence with said existing margin northwesterly 85 feet, more or less to a point; thence with the southeast boundary of the Eric W. Taylor and BFT Investments LTD Partnership property (Tract 11-C of the State Project 19076-2235-04) north 33 degrees 10 minutes 47 seconds east 128.89 feet to a point, said point being 136.20 feet right of S.R. 155 proposed centerline station 492+95.42; thence with the proposed northeast margin of said road south 33 degrees 30 minutes 10 seconds east 85.89 feet to a point, said point being 131.53 feet right of S.R. 155 proposed centerline station 492+12.74; thence with said northwest boundary south 33 degrees 10 minutes 47 seconds west 125.73 feet to the point of beginning, containing 0.23 acres.

Being the same property conveyed to Michele Johnson from Shaun Donovan, The Secretary of Housing and Urban Development, of Washington, D.C. by Cash Deed for Tennessee dated June 20, 2014 and recorded June 23, 2014 as Instrument No. 20140623-0054373, in the Register's Office for Davidson County, Tennessee.

Also being the same property conveyed to The Secretary of Housing and Urban Development from U.S. Bank National Association by Warranty Deed dated December 5, 2013 and recorded January 24, 2014 as Instrument No. 20140124-0006599, in the Register's Office for Davidson County, Tennessee.

Also being the same property conveyed to U.S. Bank National Association by Substitute Trustee's Deed from J. Phillip Jones, Substitute Trustee, dated October 4, 2013 and recorded October 8, 2013 as Instrument No. 20131008-0105412, in the Register's Office for Davidson County, Tennessee.

Also being the same property conveyed from Shelby J. Ange to Amy J. Ange, her heirs and assigns, by QuitClaim Deed dated April 24, 2009 and filed April 29, 2009 as Instrument No. 20090429-0038780, Register's Office for Davidson County, Tennessee.

unimproved ☐

This is improved ☑ property, known as 2524 Pennington Bend Rd., Nashville, TN 37214
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 my/our hands this 3rd day of June, 2015.

Michele Johnson by Nicole Nicholson attorney in fact

State of Tennessee
County of Wilson

Personally appeared before me, a notary public in and for the state and county aforementioned, Nicole Nicholson on behalf of Michele Johnson, as her lawful attorney in fact for the purpose(s) contained herein.

WITNESS my hand and seal this 3rd day of June, 2015.

Notary Public Danny Lee Smith
My Commission Expires: 4/24/18

File No.: 14065

DANNY LEE SMITH
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD