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

BILL GARRETT, Davidson County
Trans:T20150057982 DEEDWARR
Recvd: 07/16/15 14:15 2 pgs
Fees:13.00 Taxes:887.74
20150716-0069647

SHANNON PHILBIN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires May 6, 2019

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, is **$239,931.00** (Two Hundred Thirty Nine Thousand Nine Hundred Thirty One).

AFFIANT

Subscribed to and sworn before me this 14th day of July, 2015.

NOTARY PUBLIC MY COMMISSION EXPIRES: 5-6-15 (NOTARY SEAL)

THIS INSTRUMENT PREPARED BY
AND PLEASE RETURN TO:
GRISSIM TITLE & ESCROW, LLC.
1222 17th Avenue South, Nashville, TN. 37212

ADDRESS NEW OWNER(S) AS FOLLOWS:	**SEND TAX BILLS TO:**	**MAP-PARCEL NUMBER:**
Christina Effertz and Matthew Gallin 4450 Heath Road Nashville, TN 37221	Sun Trust Mortgage 901 Semmes Ave Richmond, VA 23224	12600010400

WARRANTY DEED

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, I/WE, **LEIGH ANN JOHNSON AND SPOUSE, ANDY BROWN JOHNSON**, HEREINAFTER CALLED THE **GRANTOR(S),** HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO, **CHRISTINA EFFERTZ, UNMARRIED AND MATTHEW GALLIN, UNMARRIED AS TENANTS IN COMMON WITH THE RIGHT TO SURVIORSHIP,** HEREINAFTER CALLED THE **GRANTEE(S),** 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. 1 on the Plan of Spies Subdivision of record in Instrument Number 20000929-0096424, Register's Office for said County.

Being the same property conveyed to Leigh Ann Johnson and spouse, Andy Brown Johnson by deed from Rodney L. Spies and wife, Ginger Sterling, of record in Instrument #20001120-0114376, Register's Office for Davidson County, Tennessee.

SUBJECT TO ALL EASEMENTS, COVENANTS, CONDITIONS, RESERVATIONS, LEASES AND RESTRICTIONS OF RECORD, ALL LEGAL HIGHWAYS, ALL RIGHTS OF WAY, ALL ZONING, BUILDING AND OTHER LAWS, ORDINANCES AND REGULATIONS, ALL RIGHTS OF TENANTS IN POSSESSION, AND ALL REAL ESTATE TAXES AND ASSESSMENTS NOT YET DUE AND PAYABLE.

This is:	(**X**) IMPROVED ( ) UNIMPROVED	Property known as: **4450 HEATH ROAD** **NASHVILLE, TN 37221**

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. Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

LTSR Number: GTE File: 20150538-89

WITNESS, this 14th day of July, 2015

Leigh Ann Johnson

Andy Brown Johnson

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

On this 14th day of July, 2015, before me, the undersigned, a Notary Public in and for said County and State, personally appeared **Leigh Ann Johnson and Andy Brown Johnson** with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and upon oath acknowledged they executed the within instrument for the purposed therein contained.

Witness my hand and official seal on this the 14th day of July, 2015.

KELLEY LYN DAVISON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-06-2018

Notary Public

Commission Expires: 03.06.2018

LTSR Number:

GTE File: 2015053889