WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20150064008 DEEDWARR
Recvd: 08/04/15 09:47 2 pgs
Fees:13.00 Taxes:421.80
20150804-0076926

J-CC-15-2411 & 2415

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $114,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31st DAY OF JULY, 2015.

Notary Public

MY COMMISSION EXPIRES: 10/18/16 (AFFIX SEAL)

DANA DELWORTH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

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)
Bradshaw Properties, LLC	**New Owner**	
(NAME)	(NAME)	
1011 Hwy 52 W		**119-5-426.00; 119-5-425.00**
(ADDRESS)	(ADDRESS)	
Portland, TN 37148		
(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 **DAVID M. JOHNSON AND WIFE, DONNA JOHNSON,** hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **BRADSHAW PROPERTIES, LLC,** 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 Lots 2 and 3, RESUBDIVISION OF LOTS 15 AND 16, W.F. DAVIS' SUBDIVISION OF BLOCK 22, CUMBERLAND NURSERIES PLAN, as shown on plat of record in Plat Book 6200, Page 939, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being part of the same property conveyed by Quitclaim Deed from Elza L. Jones, and wife, Ruby Jones to David M. Johnson and wife, Donna Johnson, as recorded on the 6th day of April, 1990 in Deed Book 8082, Page 673; part of Warranty Deed from Billy Tidwell and wife, Faye H. Tidwell to Elza L. Jones and wife, Ruby Jones, as recorded on the 2nd day of February, 1989 in Deed Book 7765, Page 85; part of Quitclaim Deed from Bertie L. Johnson, a widow to David M. Johnson and wife, Donna C. Johnson, as recorded on the 30th day of October, 1986 in Deed Book 7025, Page 1 and part of Warranty Deed from C.V. Hickerson, James Lyne, A.H. Brewer, F.G. Moseley, M.T. Stubblefield and Jesse Thompson, the Trustees of Woodbine Methodist Episcopal Church to William Johnson, Jr. and wife, Bertie F. Johnson, as recorded on the 24th day of February, 1960 in Deed Book 3030, Page 81, in the Register's Office of Davidson County, Tennessee.

This conveyance is subject to:
- County of Davidson taxes for the year 2015 and thereafter, not yet due and payable.
- Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of RESUBDIVISION OF LOTS 15 AND 16, W.F. DAVIS' SUBDIVISION OF BLOCK 22, CUMBERLAND NURSERIES PLAN, as recorded in Plat Book 6200, Page(s) 939, RESUBDIVISION OF LOTS 14 & 15 W.F DAVIS' SUBDIVISION of BLOCK 22, CUMBERLAND NURSERIES, as recorded in Plat Book 4470, Page 192, W.F. DAVIS SUBDIVISION OF BLOCK 22, CUMBERLAND NURSERIES PLAN, as recorded in Plat Book 332, Page 25, but deleting any covenant, condition or restriction indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status or national origin to the extent such covenants, conditions or restrictions violate 42 USC 3604(c).
- Easement for Sanitary Sewer, recorded in Book 8377, Page 911.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **2411 & 2415 Foster Avenue, Nashville, Tennessee 37210**.

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.

Witness my/our hand(s) this the 31st DAY OF JULY, 2015.

David M. Johnson

Donna Johnson

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, DAVID M. 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 executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 31st of July, 2015.

Notary Public
My Commission Expires: _____
(SEAL)

RYAN LUX
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-08-2016

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, DONNA 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 executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 31st of July, 2015.

Notary Public
My Commission Expires: _____
(SEAL)

RYAN LUX
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-08-2016

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