BILL GARRETT, Davidson County
Trans:T20160043151 DEEDWARR
Recvd: 05/23/16 14:23 2 pgs
Fees:13.00 Taxes:555.00
20160523-0051494

This Instrument Prepared by and Return to:
Bell & Alexander Title Services, Inc.
8110 Isabella Lane, 2nd Floor
Brentwood, TN 37027

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater is $150,000.00.

Affiant

Subscribed and sworn before me this the 20th day of May, 2016.

Notary Public
My commission expires: 2/24/18

JENNIFER CROWELL
STATE OF TENNESSEE
NOTARY PUBLIC
LEWIS COUNTY

WARRANTY DEED

Address of New Owner:	Send Tax Bill to:	Tax Information:
AHN Develops Nashville, LLC 213 Whorley Drive Nashville, TN 37217	New Owner	105-07-0-434.00

For and in consideration of the sum of ten and no/100 dollars ($10.00), cash in hand paid by the hereinafter Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, BARBARA JOHNSON AND SANDRA L. JOHNSON, JOINTLY WITH RIGHTS OF SURVIVORSHIP, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to AHN Develops Nashville, LLC, hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land, together with all tenements, hereditaments and appurtenances thereto located in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 12 and the South 12 feet of Lot No. 10 that joins Lot No. 12 on the Plan of Lots No. 2 Belonging to John Lumsden of record in Plat Book 57, Page 116, in the Register's Office for Davidson County, Tennessee.

Said Lot No. 12 together with the above mentioned South part of Lot No. 10 contain 37 feet, more or less, and front on the West side of 2nd Avenue South, formerly South Market Street, beginning on the Northwest corner of Gray and 2nd Avenue South and running back westwardly between parallel lines 116 feet and 10 inches, more or less, to an alley.

Being the same property conveyed to Barbara Johnson and Sandra L. Johnson, Jointly With Rights Of Survivorship by Quitclaim deed from John R. Johnson and wife, Barbara Johnson of record in Instrument No. 20010522-0052862 Register's Office for Davidson County, Tennessee, dated May 18, 2001 and recorded on May 22, 2001. (Value of consideration shown in aforementioned deed $0.00.) Being also known as 1313 2nd Avenue South Nashville, TN 37210.

Subject to all Easements and Restrictions of record.

THIS IS IMPROVED PROPERTY KNOWN AS 1313 2nd Avenue South, Nashville, TN 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 Grantees, their heirs, successors and/or assigns, forever. Grantors covenant with Grantees that Grantors 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to said Grantees, their successors, 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 hand this the 20th day of May, 2016.

Barbara Johnson

Sandra L. Johnson

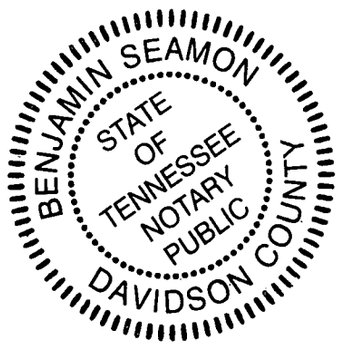
STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Barbara Johnson and Sandra L. Johnson, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 20th day of May, 2016.

My commission expires: 9-10-2018

Notary Public



SQ B.J