STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $225,000.00

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE, THIS THE 8th DAY OF JUNE, 2016.

NOTARY PUBLIC

My Commission expires: 8.23.16

ANNE MARIE CHANDLER NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires August 23, 2016

Prepared by:
L. Broner McCoy
Attorney at Law
102 N. Main
Ashland City, TN 37015
File: 16050020

Address of New Owner
Jared N. Thompson and
Sarah E. Babish
4015 Edwards Avenue
Nashville, TN 37216

Send Tax Bills To:
Avenue Bank
3823 Cleghorn Avenue
Nashville, TN 37215

Tax Information:
061-10-238.00

BILL GARRETT, Davidson County
Trans:T20160049471 DEEDWARR
Recvd: 06/10/16 15:12 2 pgs
Fees:13.00 Taxes:832.50
20160610-0059140

Warranty Deed

For and in consideration of the sum of TEN and NO/100 DOLLARS ($10.00), cash in hand paid, and other good and valuable considerations, the receipt and sufficiency of all of which are hereby acknowledged, **Terry A. Johnson and Larae O. Johnson, Husband and Wife,** hereinafter called the **GRANTORS,** have/has bargained and sold, and by these presents do transfer and convey unto **Sarah E. Babish, an unmarried woman and Jared N. Thompson, an unmarried man,** hereinafter called the **GRANTEES** herein, the following described property, to be held as Tenants in common with rights of survivorship with it being the intent of the Grantees that the survivor of the two shall acquire the entire fee:

Land located in Davidson County, Tennessee, being Lot No. 1 on the Plan of the Resubdivision of Lots 147 & 148, Maplewood Heights Subdivision, of record in Instrument No. 20060906-0110044, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate description thereof. Said plan prepared by Tommy E. Walker, RLS# 1465, P.O. Box 495, Ridgetop, TN 37152.

Being the same property conveyed to Terry A. Johnson and Larae O. Johnson, husband and wife, by Warranty Deed from Raymond L. Grice, an unmarried man, dated 03/27/14 and recorded on 04/01/14 in Instrument No. 20140401-0026751, Register's Office for Davidson County, Tennessee.

This is improved property generally located:
4015 Edwards Avenue, Nashville, TN 37216

SUBJECT TO THE FOLLOWING:

1. 2016 Taxes have been prorated and have been assumed by and are the responsibility of Grantee.
2. Matters shown on the Plan of record in Instrument No. 20060906-0110044, said Register's Office.

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) his/her/their heirs and assigns, forever. I/We do covenant with said Grantee(s) that I/We are/am lawfully seized and possessed of said land in fee simple, have a good right to convey it, and that same is unencumbered, unless otherwise set out herein or as to other matters appearing of record. I/We further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the Grantee(s), his/her/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.

IN WITNESS WHEREOF, **Terry A. Johnson and Larae O. Johnson** has/have caused this instrument to be executed, this the _____ day of _____, 20____.

Terry A. Johnson

Larae O. Johnson

STATE OF Tennessee
COUNTY OF Cheatham

Before me, the undersigned, a Notary Public in and for said State and County, personally appeared, **Terry A. Johnson and Larae O. Johnson,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, acknowledged that he/she/they executed the within instrument for the purposes therein contained.

This the 8 day of June, 2016.

My commission Expires: 8-25-18

NOTARY PUBLIC

DANA L. AUSTIN
STATE OF TENNESSEE NOTARY PUBLIC
CHEATHAM COUNTY