THIS INSTRUMENT PREPARED BY: **Mudter & Patterson** **An Association of Attorneys** **3811 Bedford Avenue** **Suite 205** **Nashville, Tennessee 37215** **FTEC File No. 33011-05-2016** **Record & Return To:** **First Title & Escrow Company, Inc.** **3811 Bedford Ave, Suite 205** **Nashville, TN 37215**	STATE OF TENNESSEE, COUNTY OF DAVIDSON: The actual consideration or value, whichever is greater, for this transfer is: $330,000.00. Affiant Subscribed and sworn to before me this 15th day of June, 2016. Notary Public My Commission Expires: CHIRA HUGHES STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 09-11-2017

WARRANTY DEED

Address New Owner: Adam Litowsky 5503 A Louisiana Ave. Nashville, TN 37209	**Send Tax Bills To:** New Owner	**Tax Information:** Map and Parcel No.: 091 08 0 358 00

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 of which is hereby acknowledged, **Bradley R. Johnson and Neela A. Graham, now known as Neela G. Johnson, husband and wife**, ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Adam Litowsky, a single man** ("Grantee"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

This is improved property located at 5503 A Louisiana Ave., Nashville, TN 37209

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantee, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except as set out on Exhibit "A" hereto. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantee, its successors, heirs and assigns against the lawful claims of all persons, except as set out on Exhibit "A" hereto.

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

BILL GARRETT, Davidson County
Trans:T20160052278 DEEDWARR
Recvd: 06/20/16 14:17 3 pgs
Fees:18.00 Taxes:1221.00
20160620-0062564

IN WITNESS WHEREOF, Grantor has executed this instrument on the 15th day of June, 2016.

Bradley R. Johnson

Neela A. Graham, now known as Neela G. Johnson

STATE OF TENNESSEE, COUNTY OF DAVIDSON SS.:

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, **Bradley R. Johnson and Neela A. Graham, now known as Neela G. Johnson**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 15th day of June, 2016.

Notary Public

My Commission Expires:

GERALD G. PATTERSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES OCTOBER 7, 2019

EXHIBIT "A"

Land in Davidson County, Tennessee being Lot No. 1404 in Block 22, as shown on the map entitled Plan No. 2 of West Nashville, Tennessee of record as Plat Book 57, page 172, Register's Office for Davidson County, Tennessee and further being described according to survey by David P. Brackman, RLS #1684, Brackman Land Surveying, 1707 Gale Lane, Nashville, TN 37212.dated August 30, 2013 as follows:

Beginning at an iron pin on the right of way of Louisiana Avenue, said point being 60 feet west of the SW intersection of Louisiana and 55th Avenue, North;

Thence with ROW of Louisiana, N 87 deg 33 min 00 sec E 25.00' to an iron pin;
Thence S 02 deg 40 min 03 sec E 149.66' to an iron pin at an alley;
Thence with alley, S 87 deg 33 min 00 sec W 25.00' to an iron pin;
Thence N 02 deg 40 min 03 sec W 149.66' to the point of beginning, containing 3741.35 square feet.

Being the same property conveyed to Bradley R. Johnson and Neela A. Graham, husband and wife, by deed dated March 14, 2014 from Capital Homes LP, a Tennessee Limited Partnership of record in Instrument No. 20140317-0021825, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to:

1. State and County taxes for the year 2016, which have been prorated and assumed by Grantee. Map and Parcel No. 091 08 0 358 00.
2. All matters appearing on the Plan of record as Book 57, page 172, Register's Office for Davidson County, Tennessee.