**Prepared By & Return To:**
Tennessee Title Services, LLC
7000 Executive Center Drive
Suite 290
Brentwood, TN 37027

BILL GARRETT, Davidson County
Trans:T20160069381 DEEDWARR
Recvd: 08/10/16 14:52 2 pgs
Fees:13.00 Taxes:1676.10
20160810-0083346

STATE OF TENNESSEE
COUNTY OF DAIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $453,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 10th day of August, 2016

Notary Public
Commission Expires:

DEBBIE MANN NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY MY COMMISSION EXPIRES OCTOBER 13, 2018

| Address of New Owner | Send Tax Bills To: | Map & Parcel |
|---|---|---|
| Taylor T. Johnson<br>37 Belcaro Circle<br>Nashville, TN 37215 | Wells Fargo, MAC X9999-01H<br>2701 Wells Fargo Way<br>Minneapolis, MN 55467 | 131-06-0B-026.00<br>CO |

# 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,

**Linda Vandiver Justice, Trustee of the Martial Trust**

HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

**Taylor T. Johnson and Eleanor P. Johnson, husband and wife,**

HEREINAFTER CALLED THE GRANTEES, 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. 26 on the Plat of Burton Hills Village of Foxview, Tract 5, as of record in Book 6250, Page 564, in the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more particular description.

Being the same property conveyed to H. Allen Justice, Jr. and Linda Vandiver Higgs, as joint tenants with right of survivorship by Warranty Deed from Richard R. Brady and Stephanie M. Brady, father and daughter, dated July 17, 2001 and recorded on August 3, 2001 of record in Instrument No. 20010803-0082960, Register's Office for Davidson County, Tennessee. By Quitclaim Deed dated December 18, 2001, recorded December 19, 2001, of record in Instrument No. 20011219-0139999, said Register's Office. Subject property was conveyed to H. Allen Justice, Jr. and wife, Linda Vandiver Justice. Subject property was further conveyed to H. Allen Justice, Jr. by Quitclaim Deed dated September 8, 2011, recorded September 12, 2011, of record in Instrument No. 20110912-0070338, said Register's Office. The said H. Allen Justice, Jr. has since died. By Executor's Quitclaim Deed dated March 14, 2013 recorded March 15, 2013 of record in Instrument No. 20130315-0026094, corrected by Scrivener's Affidavit of Correction of record in Instrument No. 20130321-0028196, said Register's Office, Linda Vandiver Justice, Executor conveyed subject property to Linda Vandiver Justice, Trustee of the Marital Trust (established according to the terms of the Last Will and Testament of Henry Allen Justice, Jr., Seventh Circuit Court for Davidson County, Tennessee, filed January 3, 2014, Docket No. 11P-1733)

THIS CONVEYANCE IS MADE SUBJECT TO: (1) Taxes which have been prorated as of the date of closing and assumed by the Grantee herein; All matters set forth per Plat of record in Book 6250, page 564; Declaration of Covenants, Conditions and Restrictions of record in Book 6625, page 171, as amended in Book 6917, page 718, Book 6517, page 522, Book 6778, page 536; Agreement of record in Book 6626, page 937; Conveyance of Common Areas in Book 6917, page 710; Charter of record in Book 6517, page 517, as amended in Book 6921, page 224; and Conveyance of Common Areas in Book 6917, page 710; all of record in Register's Office for Davidson County, Tennessee.

The foregoing legal description is the same as contained in the resource of title shown above.

This is improved property known as: 37 Belcaro Circle, Nashville, TN 37215.

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 and assigns forever; and we so covenant with the said GRANTEES 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 GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever uses, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Dated this the 10th day of August, 2016.

Linda Vandiver Justice, Trustee

Linda Vandiver Justice, Trustee

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Linda Vandiver Justice, Trustee** 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.

Witness my hand and official seal at Brentwood, Tennessee this 10th day of August, 2016.

CAROL T BAKER
STATE OF TENNESSEE NOTARY PUBLIC
CHEATHAM COUNTY
(Notary Seal)

Notary Public
My Commission Expires: 3/21/17