Prepared by:
Tennessee Title & Escrow Affiliates, LLC
7105 Crossroads Blvd., Suite 101
Brentwood, TN 37027

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $299,900.00

Affiant

Subscribed and sworn to before me, this 28th day of October, 2016.

Notary Public
My commission expires: 11/13/17

J. TRENT LEHMAN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

Address of New Owner:	Send Tax Bills to:	Tax Information
Margaret Lane Johnson 301 37th Avenue North Nashville, TN 37209	New Owner	092-13-0-314.00

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, **Polymathic Properties, Inc., a California Corporation,** hereinafter referred to as Grantor(s), have bargained and sold, and do hereby transfer and convey to **Margaret Lane Johnson and Allen Rhea Rippy, joint tenants with right of survivorship,** hereinafter called the Grantee(s), their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot(s) 87, as shown on the map entitled Shields West Nashville Plan, of record in Book 57, page 77, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to POLYMATHIC PROPERTIES, INC., A CALIFORNIA CORPORATION, by deed from ERIC E. GALLAGHER AND WIFE, KATHERINE P. GALLAGHER, of record in Instrument No. 20141112-0104366, dated November 6, 2014, said Register's Office.

This property is improved property known as **301 37th Avenue North, Nashville, TN, 37209.**

This conveyance is subject to the following: (1) General or special taxes and assessments required to be paid in the year 2016 and subsequent years for Map-Par. 092-13-0-314.00; (2) Matters shown on the Plan of record in Book 57, page 77, said Register's Office.

BILL GARRETT, Davidson County
Trans: T20160097670 DEEDWARR
Recvd: 11/04/16 08:56 2 pgs
Fees: 13.00 Taxes: 1109.63
20161104-0116747

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. Grantors covenant with Grantee(s) that Grantor(s) are lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantor(s) do further covenant and bind themselves, their heirs, assigns and representatives, to warrant and forever defend the title to said land to 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 hand this the 28th day of October, 2016.

Polymathic Properties, Inc., a
California Corporation

By: _____

Its: _____

STATE OF ~~TENNESSEE~~ California
COUNTY OF ~~WILLIAMSON~~ Solano

Before me, the undersigned authority, a Notary Public of the State and county mentioned, personally appeared Steven Brown, Authorized Signer, for **Polymathic Properties, Inc., a California Corporation,** the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she, being authorized to do so, executed the foregoing instrument for the purpose therein contained, by signing the name of the Corporation as such _____.

Witness my hand and official seal at this the ~~28th~~ 1st day of November, 2016.

_____
Notary Public

My Commission expires: 2/14/18

FILE NO: 2016104842

KARRON M. VASQUEZ
Commission # 2057902
Notary Public - California
Solano County
My Comm. Expires Feb 14, 2018