3

WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20160106369 DEEDWARR
Recvd: 12/02/16 15:17 2 pgs
Fees:13.00 Taxes:259.00

20161202-0126939

W-PR-16-3-T

LAURA MITCHELL STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $70,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30th DAY OF NOVEMBER, 2016.

Notary Public

MY COMMISSION EXPIRES: 3/6/18
(AFFIX SEAL)

RETURN TO: ESCROW CORP.

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Annex Group, LLC	**Annex Group, LLC**	
(NAME) **3 Claiborne Street**	(NAME) **P.O. Box 90680**	**105-04-0-030.00**
(ADDRESS) **Nashville, TN 37210-3401**	(ADDRESS) **Nashville, TN 37209**	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **EARLY LEE JOHNSON, JR., UNMARRIED, AND LAURA M. JOHNSON, UNMARRIED,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **ANNEX GROUP, LLC,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

Land in Davidson County, Tennessee, being the northerly 35 feet 9 inches of the southerly 71 1/2 feet of Lot Nos. 436, 437 and 438 on the Plan of Maury and Claiborne's Subdivision, as of record in Plat Book 332, Page 5, Register's Office for Davidson County, Tennessee.

Said part of Lot Nos. 436, 437 and 438 fronts 35 feet 9 inches on the easterly side of Claiborne Street and runs back between parallel lines 120 feet to a dead line.

Being a portion of the same property conveyed to Laura M. Johnson and Mary Ann Cosby by Warranty Deed from John W. Barnes and wife, Sam Ella Barnes (a/k/a Samella Barnes), of record in Instrument No. 20010315-0024794, Register's Office for Davidson County, Tennessee, dated March 15, 2001 and recorded on March 15, 2001.

Being the same property conveyed to Early Lee Johnson, Jr., a 75% undivided interest and Laura M. Johnson, a 25% undivided interest, as tenants in common with right of survivorship by Quitclaim Deed from Laura M. Johnson and Mary Ann Cosby, of record in Instrument No. 20160705-0068217, Register's Office for Davidson County, Tennessee, dated June 24, 2016 and recorded on July 5, 2016.

This conveyance is subject to:
- Subject to all matters shown on the Plan of record in Plat Book 332, Page 5, Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **3 Claiborne Street, Nashville, Tennessee 37210-3401**.

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; and we do covenant with the said GRANTEE(S) 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 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/our hand(s) this the 30th DAY OF NOVEMBER, 2016.

Early Lee Johnson Jr. by Laura M Johnson ATTORNEY-IN-FACT
Early Lee Johnson, Jr. by Laura M. Johnson, attorney-in-fact

Laura M Johnson
Laura M. Johnson

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, LAURA M. JOHNSON, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of EARLY LEE JOHNSON, JR. and who acknowledged he/she/they executed the same as the free act and deed of the said EARLY LEE JOHNSON, JR.

Witness my hand and official seal, this the 30th of November, 2016.

Notary Public
My Commission Expires: _____
(SEAL)

RYAN LUX
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 03-03-2020

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, LAURA M. JOHNSON, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 30th of November, 2016.

Notary Public
My Commission Expires: _____
(SEAL)

RYAN LUX
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 03-03-2020

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212