BILL GARRETT, Davidson County
Trans:T20170020277 DEEDWARR
Recvd: 03/09/17 09:22 2 pgs
Fees:13.00 Taxes:629.00
20170309-0023275

SUCCESSOR TRUSTEE'S DEED

Property Address: 2506 Buena Vista Pike Nashville, Tennessee 37218 Tax Parcel ID No.: 070-10-0-002.00 New Property Owner's Name and Address: Jerrold C. Daniel 2506 Buena Vista Pike Nashville, Tennessee 37218 Mail Tax Bills To: American Financial Resources, Inc. 9 Sylvan Way Parsippany, NJ 07054	I, or we, hereby swear and affirm that, to the best of the affiant's knowledge, information, and belief, the actual consideration for this transfer is $170,000.00. Affiant Subscribed and sworn to before me this 23rd day of February, 2017. Notary Public My Commission Expires: 1-22-2018

J. CLAY COLE NOTARY PUBLIC STATE OF TENNESSEE SHELBY COUNTY MY COMM. EXP 1-22-2018

This Instrument Prepared By and Return To:
Coventry Escrow and Title Company, LLC
7500 Capital Drive
Germantown, Tennessee 38138

THIS INDENTURE, made and entered into this 23rd day of February, 2017, by and between **Kerry O. Johnson, Successor Trustee of The Johnson Family Revocable Living Trust, dated March 1, 1998**, party of the first part and **Jerrold C. Daniel, an unmarried man**, party of the second part.

WITNESSETH: That for and in consideration of Ten Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, the said party of the first part has bargained and sold and does hereby bargain, sell, convey and confirm unto the said party of the second part the following described real estate, situated and being in the City of Nashville, County of Davidson, State of Tennessee:

BEGINNING AT AN IRON PIN IN THE SOUTHEASTERLY MARGIN OF TRINITY LANE, THE NORTHEASTERLY CORNER OF THE PROPERTY CONVEYED TO W.A. FLOWERS, ET UX ET AL BY DEED FROM FRED E. FOLLIS, ET UX OF RECORD IN BOOK 2651, PAGE 59 REGISTER'S OFFICE FOR SAID COUNTY; THENCE WESTERLY WITH THE MARGIN OF SAID LAND 176 FEET TO THE NORTHEASTERLY TERMINUS OF A 50 FOOT ROAD; THENCE WITH THE EASTERLY MARGIN OF SAID ROAD SOUTH 29 DEG. EAST 400 FEET TO AN IRON PIN; THENCE NORTH 49 DEGREES 45 MINUTES EAST 209 FEET TO AN IRON PIN IN AN OLD ESTABLISHED FENCE LINE; THENCE WITH SAID FENCE LINE NORTH 33 DEGREES 45 MINUTES WEST 402 FEET TO THE BEGINNING, CONTAINING 1.8 ACRES MORE OR LESS.

Being the same property conveyed to Johnson Family Trust No. J-1 by Deed of Realty to Trust from Elmira Johnson, recorded on the 28th day of May, 1997 in Book 10949, Page 684 (as to Tract 1), in the Register's Office of Davidson County, Tennessee. Kerry O. Johnson was named as Successor Trustee by Order to Reform and/or Modify Trust and Consent to Reformation of Johnson Family Revocable Living Trust in the proceeding In Re: Trust of Elmira Daniel Johnson, Case No. 15P708 in the Seventh Circuit Court for Davidson County, Tennessee, Probate Division. The Johnson Family Trust No. J-1 is one and the same as the Johnson Family Revocable Living Trust dated March 1, 1998.

TO HAVE AND TO HOLD the aforesaid real estate together with all appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the said party of the second part, his successors and assigns in fee simple forever.

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The said party of the first part does hereby covenant with the said party of the second part that the Trust is lawfully seized in fee of the aforedescribed real estate; that the Trust has good right to sell and convey the same; that the same is unencumbered, EXCEPT for: 2017 Davidson County real estate taxes; Subdivision and/or Condominium restrictions including but not limited to any declaration covenants conditions restrictions, master deed or recorded plat, building lines and easements of record as of the date of the purchase and sale agreement, zoning, and any subsequent years taxes not yet due and payable and that the title and quiet possession thereto the Trust will warrant and forever defend against the lawful claims of all persons.

The word "party" as used herein shall mean "parties" if more than one person or entity be referred to, and pronouns shall be construed according to their proper gender and number according to the context hereof.

WITNESS the signature of the party of the first part the day and year first above written.

The Johnson Family Revocable Living Trust dated March 1, 1998

By: Kerry O. Johnson
Its: Successor Trustee

STATE OF NORTH DAKOTA)
COUNTY OF Cass)

Before me, a notary public of the State and County aforesaid, personally appeared Kerry O. Johnson, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the Successor Trustee, of The Johnson Family Revocable Living Trust dated March 1, 1998, the within named bargainor, a Trust, and that he, as Successor Trustee, executed the foregoing instrument for the purposes therein contained by signing the name of the Trust by himself as Successor Trustee.

Witness my hand and seal at office this the 22nd day of February, 2017.

Notary Public

My commission expires: 12/22/22

LAWRENCE WITTMAN
Notary Public
State of North Dakota
My Commission Expires December 22, 2022

File #: 3706651