WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20120045329 DEEDWARR
Recvd: 06/19/12 15:56 2 pgs
Fees:13.00 Taxes:1322.73

20120619-0053816

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $357,495.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 18th day of **June, 2012**

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires JAN. 7, 2013

THIS INSTRUMENT WAS PREPARED BY
Foundation Title & Escrow Series, LLC, 30 Burton Hills Blvd, Suite 175, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Bryan Johnson and Gina Frederick	Fairway Independant Mortgage	09116003800
(NAME)	(NAME)	
4405 Park Avenue	771 Lois Drive	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37209	Sun Prairie, WI, 53590	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

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, **Benjamin Goldberg and Tara Goldberg**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Bryan Johnson and Gina Frederick**, 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. 306 of Block 13 on the Plan of Charlotte Park Company's First Addition of record in Plat Book 57, page 103, Register's Office of Davidson County, Tennessee, to which Plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Benjamin Goldberg by Warranty Deed from Dawn Eagle-Cowhard, married, dated July 24, 2007 and filed on July 25, 2007 in Instrument Number 20070725-0088542, Register's Office of Davidson County, Tennessee.

This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

unimproved ☐
This is improved ☒ property, known as 4405 Park Avenue, Nashville, TN 37209

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 do covenant with the said Grantees that we 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; 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 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 our hands this **11th** day of **June, 2012**

Benjamin Goldberg

Tara Goldberg

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned authority, **Benjamin Goldberg and Tara Goldberg**, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledge that she/he/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this **11th** day of **June, 2012**

Notary Public

My commission expires: 5-4-15

JANIS L ADAMS
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY