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| **THIS INSTRUMENT PREPARED BY:**<br>**Chapman & Rosenthal Title, Inc.**<br>**2002 Richard Jones Road, Suite 203A**<br>**Nashville, TN 37215**<br><br>**CRT File No. 13070229** | STATE OF TENNESSEE )<br>COUNTY OF DAVIDSON )<br><br>The actual consideration or value, whichever is greater, for this transfer is: $295,000.00.<br><br>Julie M Boos<br>Affiant<br><br>Subscribed and sworn to before me, this 27th day of September, 2013.<br><br>Notary Public<br>My Commission Expires: |

WILLIAM T. CHAPMAN, IV
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES SEPTEMBER 9, 2014

BILL GARRETT, Davidson County
Trans:T20130084717 DEEDWARR
Recvd: 10/01/13 12:39 2 pgs
Fees:13.00 Taxes:1091.50
20131001-0102887

# WARRANTY DEED

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|---|---|---|
| Address New Owner:<br>Julie Boos, Trustee<br>128 Gale Park Lane<br>Nashville TN 37204 | Send Tax Bills To:<br>New Owner | Tax Information:<br>Tax Parcel ID No.<br>118-6-D-44.00 CO |

**FOR AND IN CONSIDERATION** of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Ryan P. Johnson and Kari A. Johnson, Husband and Wife** ("Grantor"), have this day bargained and sold, and do hereby transfer and convey to **Julie Boos, Trustee, pursuant to a Trust dated August 12th, 2013,** its successors and assigns, with full right and power to convey, sell, transfer, mortgage, lease or otherwise encumber without the joinder or consent of any beneficiary or other party, all of the right, title and interest in and to the property more particularly described as follows:

Land in Davidson County, Tennessee, being Unit 44, Gale Park Single Family Homes, A Condominium, as described in Declaration of record in Instrument No. 20110224-0015356, amended in Instrument Nos. 20110311-0019705, 20120508-0039773, 20120921-0086162 and 20130316-0022201, Register's Office for said County, to which reference is hereby made for a more complete description.

Being the same property conveyed by Warranty Deed from Gale Park, LLC to Ryan P. Johnson and Kari A. Johnson, husband and wife as recorded on the 7th day of September, 2011 in Instrument No. 20110907-0069203 and being part of the same property conveyed to L5 Development, LLC by deed from Land Trust Corporation, dated August 1, 2006 and of record as Instrument No. 20060809-0098186, in the Register's Office for Davidson County, Tennessee. L5 Development, LLC having changed its name to Gale Park, LLC by Articles of Amendment of record as Instrument No. 20071102-0129796, said Register's Office.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

County of Davidson taxes for the year 2013 and thereafter, not yet due and payable.

Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann 67-5-603, et seq. Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of GALE PARK, as recorded in Instrument No. 20110208-0011108.

Declaration recorded at Instrument No. 20110224-0015350, amended at Instrument Nos. 20110311-0019706, 20120508-0039772, 20120921-0086161 and

20130316-0022220 (Master Condominium), Instrument No. 20110224-0015356, amended at Instrument Nos. 20110311-0019705, 20120508-0039773, 20120921-0086162 and 20130316-0022201. (Single-Family Homes) and Affidavit recorded at Instrument No. 20110513-0041215.

Inspection and Maintenance Agreement for Private Stormwater Management Facilities recorded at Instrument No. 20100810-0063194.

Charter of Homeowners Association recorded at Instrument Nos. 20110510-0035846 and 20110510-0035847.

Easement for sanitary sewer and water mains, recorded in Book 10131, Page 935 and Book 10131, Page 939.

Easement for slope and grading, recorded in Instrument No. 20041108-0134230.

Drainage Detention, Access Road and Sign Agreement recorded in Book 9237, Page 382.

Site Development Agreement recorded in Book 9237, Page 425.

Reserve Easement and Restrictions Agreement recorded in Book 9237, Page 495.

Interest of other parties, if any, contained in Memorandum of Lease recorded in Book 8246, Page 227.

This is improved property located at 128 Gale Park Lane Nashville, TN 37204.

**TO HAVE AND TO HOLD** said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

**IN WITNESS WHEREOF**, Grantor has executed this instrument on this 27th day of September, 2013.

Ryan P. Johnson

Kari A. Johnson

STATE OF TENNESSEE )
COUNTY OF DAVIDSON )

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Ryan P. Johnson and Kari A. Johnson, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 27th day of September, 2013.

Notary Public

My Commission Expires: _____

WILLIAM T. CHAPMAN, IV
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

MY COMMISSION EXPIRES
SEPTEMBER 9, 2014