File Box 8

THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **2002 Richard Jones Road, Suite 203A** **Nashville, TN 37215** **CRT File No. 13080151**	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $158,000.00. Affiant Subscribed and sworn to before me, this 30th day of October, 2013. Notary Public My Commission Expires:

DIANE K. MANN STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY My Commission Expires 01-24-2017

BILL GARRETT, Davidson County
Trans:T20130093399 DEEDWARR
Recvd: 10/31/13 14:21 2 pgs
Fees:13.00 Taxes:584.60
20131031-0113231

WARRANTY DEED

Address New Owner: Laura Elizabeth Johnson 607 American Road Nashville TN 37209	Send Tax Bills To: **FARMINGTON FINANCIAL GROUP, LLC** **2002 RICHARD JONES ROAD, SUITE 300A** **NASHVILLE, TN 37215**	Tax Information: Tax Parcel ID No. 090-16-0 050.00

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, **Reba Nix Freeze, unmarried** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Laura Elizabeth Johnson**, ("Grantees"), her successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot 44, CHARLOTTE PARK, SECTION I, as shown on plat of record in Plat Book 2663, Pages 2-6, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed to Kenneth Ben Freeze and wife, Reba Nix Freeze by Warranty Deed from Woodbine Homes, Inc., a Tennessee Corporation, recorded on the 29th day of November, 1957 in Deed Book 2705, Page 307, in the Register's Office of Davidson County, Tennessee. Kenneth Ben Freeze having since died on March 22, 2003.

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.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of CHARLOTTE PARK, SECTION I, as recorded in Plat Book 2663, Page(s) 2-6.

Covenants, conditions, restrictions, easements or servitudes, if any, appearing in the public records.

Covenants, Conditions and Restrictions as set forth in Deed recorded in Book 2638, Page 490 (expired).

This is improved property located at 607 American Road Nashville TN 37209.

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 30th day of October, 2013.

Reba Nix Freeze

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Reba Nix Freeze, 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 30th day of October, 2013.

Notary Public

My Commission Expires: _____