WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20140046610 DEEDWARR
Recvd: 07/01/14 08:54 2 pgs
Fees:13.00 Taxes:1905.13

20140701-0057455

R-VRES-14-5101

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $514,900.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 26th DAY OF JUNE, 2014.

Notary Public

MY COMMISSION EXPIRES: 3/16-18 (AFFIX SEAL)

MARY FRANCES RUDY
STATE OF TENNESSEE
NOTARY PUBLIC

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

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Joshua D. Chew and Patricia A. Frost	**Guaranteed Rate, Inc**	
(NAME)	(NAME)	**091-15-0D-001.00**
5101 Nevada Avenue	**3940 N. Ravenswood**	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37209	**Chicago, IL 60613**	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, I/we **HEATHER JOHNSON AND STEPHEN JOHNSON, HUSBAND AND WIFE,** hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **JOSHUA D. CHEW AND PATRICIA A. FROST, HUSBAND AND WIFE** hereinafter called the Grantee(s), their heirs 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 Unit A of 5101 Nevada Avenue Townhomes, as shown of record in the Declaration of Covenants, Conditions and Restrictions recorded in Instrument No. 20131010-0106398 in the Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more particular description of said unit.

Being a portion of the same property conveyed to Karen W. Krebs by deed from Harrell Lee Abbott and wife, Karen H. Abbott of record in Book 11614, page 485 Register's Office for Davidson County , Tennessee, dated July 30, 1999 and recorded on August 10, 1999. The said Karen W. Krebs having since died leaving a Last Will and Testament of record as Docket No. 02P-155, Clerk & Master's Office, Davison County, Tennessee.

Being a portion of the same property conveyed to Heather Johnson and spouse, Stephen Johnson by deed from Allyson M. Krebs and Brian S. Krebs, Co-Executors of the Estate of Karen W. Krebs of record in Instrument No. 20130703-0068799 Register's Office for Davidson County, Tennessee, dated June 28, 2013 and recorded on July 03, 2013.

This conveyance is subject to:
- Taxes for the year 2014 prorated and assumed by grantees herein.
- Subject to all matters shown on the Plan of record in Plat Book 421, Page 18, Register's Office for Davidson County, Tennessee.
- Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions of record in Instrument Number 20131010-0106398 and Instrument No. 20140516-0042300, Register's Office for Davidson County, Tennessee, but omitting any covenant, condition or restriction, if any, based on race, color, religion, sex, handicap, familial status or national origin unless and only to the extent that the covenant, condition or restriction (a) is exempt under Title 42 of the United States Code, or (b) relates to handicap but does not discriminate against handicapped persons
- Charter of record in Instrument Number 20131021-0109794, in the Register's Office for DavidsonCounty, Tennessee.
- Subject to rights of others in and to the common areas and/or elements.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **5101 Nevada Ave, Nashville, Tennessee 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 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 26th DAY OF JUNE, 2014.

Heather Johnson

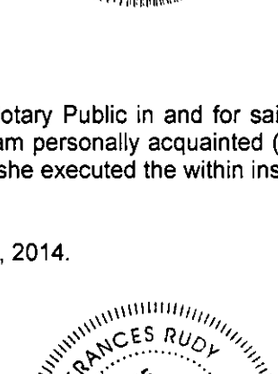
Stephen Johnson

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, HEATHER 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 26th of June, 2014.

Notary Public
My Commission Expires: 3-6-18
(SEAL)



STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, STEPHEN 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 26th of June, 2014.

Notary Public
My Commission Expires: 3-6-18
(SEAL)

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