Box 8

THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **2002 Richard Jones Road, Suite 203A** **Nashville, TN 37215** **CRT File No. 15064331**	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $92,500.00. Affiant Subscribed and sworn to before me, this 17th day of July 2015. Notary Public My Commission Expires: 3/7/2017

GREGORY POLZIN NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

BILL GARRETT, Davidson County
Trans:T20150058970 DEEDWARR
Recvd: 07/20/15 14:02 2 pgs
Fees:13.00 Taxes:342.25
20150720-0070732

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Taylor Johnson 740 McPherson Drive Nashville TN 37221	~~New Owner~~ Farmington Mortgage 2002 Richard Jones Rd.,A300 Nashville, TN 37215	Tax Parcel ID No. 142140C06700CO

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, **Christopher L. Kurtz*** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Taylor Johnson**, ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

* unmarried

The following described property located in Davidson County, Tennessee, to-wit:

Unit 23A, McPherson Place Townhomes, as shown on the Collective Exhibit C to the Declaration of Covenants, Condition and Restrictions of McPherson Place Townhomes, a Horizontal Property Regime with Private Elements of record in Instrument Number 20060601-0064701, in the Register's Office for Davidson County, Tennessee, to which Declaration reference is hereby made for a more particular description of the property.

Being the same property conveyed to Christopher L. Kurtz, married by Special Warranty Deed from Fannie Mae A/K/A Federal National Mortgage Association, recorded on the 9th day of October, 2012 in Instrument No. 20121009-0092343, in the Register's Office of Davidson County, Tennessee.

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 2015 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 HARPETH VALLEY PARK, SECTION 5, as recorded in Plat Book 4300, Page(s) 114.

Covenants, Conditions and Restrictions as set forth in Declaration of Covenants, Condition and Restrictions recorded in Instrument No. 20060601-006470.

Charter of Homeowners Association recorded at Instrument No. 20070524-0061787.

This is improved property located at 740 McPherson Drive Nashville TN 37221

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 17th day of July 2015.

Christopher L. Kurtz

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Christopher L. Kurtz, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 17th day of July 2015.

Notary Public

KATE ROSENTHAL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES SEPTEMBER 10, 2018