THIS INSTRUMENT PREPARED BY: **Mudter & Patterson** **An Association of Attorneys** **3811 Bedford Avenue** **Suite 205** **Nashville, Tennessee 37215** **Record & Return To:** **First Title & Escrow Co., Inc.** **FTEC File No. 32559-07-2015** File Box 9B	STATE OF TENNESSEE, COUNTY OF DAVIDSON: The actual consideration or value, whichever is greater, for this transfer is: $334,000.00. Affiant Subscribed and sworn to before me this 31st day of July, 2015. Notary Public My Commission Expires:

KELLY E. COX
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
My Comm. Expires November 6, 2017

WARRANTY DEED

Address New Owner: Cynthia B. Paschal 6312 Percy Drive Nashville, TN 37205	**Send Tax Bills To:** Regions Bank d/b/a Regions Mortgage 2050 Parkway Office Circle Birmingham, AL 35244	**Tax Information:** Map and Parcel No.: 104 11 0 346 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, **Jennifer Johnson, unmarried** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Cynthia B. Paschal, an unmarried woman** ("Grantee"), her successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

This is improved property located at 2305 Bernard Avenue, Nashville, TN 37212

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantee, 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 as set out on Exhibit "A" hereto. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantee, its successors, heirs and assigns against the lawful claims of all persons, except as set out on Exhibit "A" hereto.

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

BILL GARRETT, Davidson County
Trans:T20150065529 DEEDWARR
Recvd: 08/07/15 08:48 3 pgs
Fees:18.00 Taxes:1235.80
20150807-0078729

IN WITNESS WHEREOF, Grantor has executed this instrument on the 31st day of July, 2015.

Jennifer Johnson by attny in Fact

Jennifer Johnson
BY: George E. Mudter, Jr., Attorney-In-Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, **George E. Mudter, Jr.**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained, and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the Attorney-In-Fact for the said Jennifer Johnson and is authorized by the said Jennifer Johnson to execute this instrument on her behalf.

Witness my hand, at office, this 31st day of July, 2015.

Notary Public

KELLY E. COX
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
My Comm. Expires November 6, 2017

My Commission Expires:

EXHIBIT "A"

Land in Davidson County, Tennessee, being the easterly 30.0 feet of Lot No. 29 and the westerly 30.0 feet of Lot No. 30 on the Plan of St. Bernard Place, of record in Book 161, page 171, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Said parts of said Lot Nos. 29 and 30 adjoin and front together 60.0 feet on the south side of Bernard Avenue and extend back between lines, 138.6 feet, more or less, (deed) (130.8 feet-field measurement), and 139.0 feet, more or less (deed) (130.2 feet-field measurement) to an alley in the rear, measuring 60.0 feet thereon.

Being the same property conveyed to Jennifer Johnson by deed dated August 12, 2005 from Jason R. Cherney and wife, Tammy C. Cherney of record in Instrument No. 20050817-0097368, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to:

1. State and County taxes for the year 2015, a lien, but not yet due and payable. Map and Parcel No. 104 11 0 346 00.
2. All matters appearing on the Plan of record as Book 161, page 171, Register's Office for Davidson County, Tennessee.