RECORDER: PLEASE DO NOT PUBLISH

THIS INSTRUMENT PREPARED BY: **Mudter & Patterson** **An Association of Attorneys** **3811 Bedford Avenue** **Suite 205** **Nashville, Tennessee 37215** **FTEC File No. 32641-08-2015** **Record & Return To:** **Escrow Services of Tennessee** **Ten Cadillac Drive, Suite 150** **Brentwood, TN 37027**	STATE OF TENNESSEE, COUNTY OF DAVIDSON: The actual consideration or value, whichever is greater, for this transfer is: $485,000.00. Affiant Subscribed and sworn to before me this 29th day of October, 2015. Notary Public My Commission Expires:

ORI C. WARREN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

WARRANTY DEED

Address New Owner: Megan Hardwick Pechazis 105 Lasalle Court Nashville, TN 37205	**Send Tax Bills To:** Churchill Mortgage 761 Old Hickory Blvd. Brentwood, TN 37027	**Tax Information:** Map and Parcel No.: 130 02 0 022 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, **Joseph Christian Johnsen and Abigail Talmadge Ingham-Johnsen, husband and wife**, ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Megan Hardwick Pechazis, unmarried** ("Grantee"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

This is property located at 105 Lasalle Court, Nashville, TN 37205

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:T20150092974 DEEDWARR
Recvd: 11/02/15 10:20 3 pgs
Fees:18.00 Taxes:1794.50
20151102-0111032

IN WITNESS WHEREOF, Grantor has executed this instrument on the 29th day of October, 2015.

Joseph Christian Johnsen

Abigail Talmadge Ingham-Johnsen

STATE OF TENNESSEE, COUNTY OF DAVIDSON SS.:

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, **Joseph Christian Johnsen and Abigail Talmadge Ingham-Johnsen**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 29th day of October, 2015.

GEORGE E. MUDTER, JR. STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

My Commission Expires MAY 3, 2016

Notary Public

My Commission Expires:

EXHIBIT "A"

Land in Davidson County, Tennessee, being Lot Nos. 5 and 6 on the Plan of Courts of Belle Meade, as of record in Plat Book 547, page 141, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description.

Being the same property conveyed to Joseph Christian Johnsen and Abigail Talmadge Ingham, husband and wife by deed dated July 13, 2007 from Yvonne Curtner Crownover, unmarried, of record in Instrument No. 20070718-0085513, Register's Office for Davidson County, Tennessee. By Quitclaim Deed dated April 17, 2009, Register's Office for Davidson County, Tennessee, Joseph Christian Johnsen and Abigail Talmadge Ingham conveyed subject property to Joseph Christian Johnsen and Abigail Talmadge Ingham-Johnsen, husband and wife.

This conveyance is made subject to:

1. 2015 City/County Taxes which have been paid by the Grantor and prorated by the parties.
2. All matters appearing on the Plan of record as Plat Book 547, page 141, Register's Office for Davidson County, Tennessee.