THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **2002 Richard Jones Road, Suite 203A** **Nashville, TN 37215** **CRT File No. 15095413** BILL GARRETT, Davidson County Trans:T20150095840 DEEDWARR Recvd: 11/10/15 14:02 2 pgs Fees:13.00 Taxes:2923.00 20151110-0114469	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $790,000.00. Affiant Subscribed and sworn to before me, this 3rd day of November, 2015. Notary Public My Commission Expires: 5/8/18 ANGELA PRESTON-WILLIAMSON NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Claire Johnston 248 CARGILE LN Nashville TN 37205-3207	~~New Owner~~ Bank of America, NA. C/O PHH Mortgage 1 Mortgage Way Mount Laurel NJ 08054	Tax Parcel ID No. 116130D00100CO

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, **William Furman and Mary T. Cronin-Furman, Husband and Wife** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Claire Johnston and Alastair Johnston, Wife and Husband,** ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Lot Number 1, on the plan of Jocelyn Manor, Second Revision, Revised Plat, of record in Book 6900, Page 180, Register's Office for Davidson County, Tennessee.

Said Lot Number 1 fronts 44.60 feet on the Southerly margin of Cargile Lane and extends back 206.42 feet on the broken Northeasterly line and 235.49 feet on the broken Southwesterly line to a broken line in the rear, measuring 106.88 feet thereon.

Being the same property conveyed to William Furman and Mary T. Cronin-Furman husband and wife by Warranty Deed from Legina Chaudoin, Trustee of The 248 Cargile Trust dated 11/11/2010, recorded on the 9th day of March, 2012 in Instrument No. 20120309-0020829, 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 JOCELYN MANOR, SECOND REVISION, REVISED PLAT, as recorded in Plat Book 6900, Page(s) 180.

Covenants, Conditions and Restrictions as set forth in Deed recorded in Book 6950, Page 128, Book 7008, Page 333 and Book 7132, Page 755.

Charter of Homeowners Association recorded in Book 7866, Page 376.

This is improved property located at 248 CARGILE LN Nashville TN 37205-3207

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 3rd day of November, 2015.

William Furman by [signature], Attorney in Fact

William Furman by Will Chapman
Attorney in Fact

Mary T. Cronin-Furman by [signature], Attorney in Fact

Mary T. Cronin-Furman by Will Chapman
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, Will Chapman, with whom I am personally acquainted, 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 William R. Furman and Mary T, Cronin-Furman, of the maker or a constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

WITNESS my hand, at office, this 3rd day of November, 2015

[signature]
Notary Public

SHIRA HUGHES
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 09-11-2017