G#28464-2

BOX #14

WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20160048790 DEEDWARR
Recvd: 06/09/16 09:16 2 pgs
Fees:13.00 Taxes:1009.73
20160609-0058233

State of Tennessee)
County of Davidson)

The actual consideration or value, whichever is greater, for this transfer is **$272,900.00.**

Cynthia S. Priest
Affiant

Subscribed and sworn to before me, this the 8th day of June, 2016.

Katherine Goodson
Notary Public

My commission expires: March 10, 2019
(AFFIX SEAL)

KATHERINE GOODSON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN

THIS INSTRUMENT WAS PREPARED BY
Attorneys Title Company, Inc.
2927 Berry Hill Drive, Nashville, TN 37204-3126

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers
Jessica G.A. Jernigan-Johnson and Huntington C. Johnson	**FirstBank**	**128070A00800CO**
7730 Sawyer Brown Road	**3500 Blue Lake Drive, Suite 325**	
Nashville, TN 37221	**Birmingham, AL 35243**	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

Pierre Chaurand, an unmarried man, and Nicole Mougel f/k/a Nicole Chaurand, an unmarried woman

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Jessica G.A. Jernigan-Johnson and Huntington C. Johnson, wife and husband

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

LAND in Davidson County, Tennessee, being Lot No. 8 on the Plan of Glenwood Trace, Section I, a Planned Unit Development, of record in Book 6900, Page 359, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

BEING the same property conveyed to Pierre Chaurand and wife, Nichole Chaurand, by Warranty Deed dated November 5, 1999, from Richard S. Feulner and wife, Janet Feulner, of record in Book 11736, Page 120, Register's Office for Davidson County, Tennessee. The parties having since divorced. The said Nichole Chaurand being one and the same as Nicole Chaurand, previous Deed incorrectly spelled Nicole with an "h". The parties having since divorced. The said Nicole Chaurand was restored her maiden name and is now known as Nicole Mougel.

THIS instrument is being executed on behalf of Pierre Chaurand, pursuant to a Specific Power of Attorney executed by him on the 26th day of May, 2016, of record in Instrument No. 20160609-0058231 **, Register's Office for Davidson County, Tennessee.**

THIS instrument is being executed on behalf of Nicole Mougel, pursuant to a Specific Power of Attorney executed by her on the 26th day of May, 2016, of record in Instrument No. 20160609-0058231 **, Register's Office for Davidson County, Tennessee.**

THE conveyance of the above described parcel of land is subject to the following:

1) All matters shown on the Plan of record in Book 6900, Page 359, Register's Office for Davidson County, Tennessee;

2) Declaration of Covenants, Conditions and Restrictions for Glenwood Trace, of record in Book 7253, Page 578, Register's Office for Davidson County, Tennessee;

3) Charter of Glenwood Trace Homeowners Association, of record in Book 7266, Page 432, Register's Office for Davidson County, Tennessee;

4) By-Laws of Glenwood Trace Homeowners Association, of record in Book 7325, Page 18, Register's Office for Davidson County, Tennessee;

5) Agreement of Dedication of Easement for Water Line of record in Book 7144, Page 329, said Register's Office;

6) Dedication of Public Utilities Easement of record in Book 6186, Page 141, said Register's Office;

7) Quitclaim Deed to Glenwood Trace Homeowners Association for Common Areas of record in Book 7334, Page 27, said Register's Office;

8) Agreement for Dedication of Easements for Sanitary Sewers of record in Book 5259, Page 273, said Register's Office;

9) Twenty-Four (24) foot Easement for Private Drive of record in Book 7647, Page 749, said Register's Office; and,

10) Taxes for the current year which have been prorated and assumed by the Grantees herein and subsequent years, not yet due and payable.

This is improved property, known as: **7730 Sawyer Brown Road, Nashville, TN 37221**.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES 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 GRANTEES, 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 **8th** day of **June, 2016.**

Pierre Chaurand by Houston Howell, attorney-in-fact

Pierre Chaurand By Houston Howell, Attorney-In-Fact

Nicole Mougel by Houston Howell, attorney-in-fact

Nicole Mougel By Houston Howell, 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, the within named **Houston Howell,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the Attorney-In-Fact for **Pierre Chaurand and Nicole Mougel,** and that he as such Attorney-In-Fact executed the foregoing instrument on behalf of and as the personal act and deed of the said **Pierre Chaurand and Nicole Mougel** for the purpose therein contained, by signing the respective names of **Pierre Chaurand and Nicole Mougel** by himself as Attorney-In-Fact.

Witness my hand and official seal at Nashville, Tennessee, this **8th** day of **June, 2016.**

Katherine Goodson

Notary Public

KATHERINE GOODSON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

My Commission Expires: March 10, 2019