THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **2002 Richard Jones Road, Suite 203A** **Nashville, TN 37215** **CRT File No. 16088910** BILL GARRETT, Davidson County Trans:T20160081784 DEEDWARR Recvd: 09/19/16 10:28 2 pgs Fees:13.00 Taxes:1516.63 20160919-0098077	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $409,000.00. Affiant Subscribed and sworn to before me, this 16th day of September, 2016. Notary Public My Commission Expires: WILLIAM T. CHAPMAN, IV NOTARY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES SEPTEMBER 10, 2018

WARRANTY DEED

Address New Owner: Jared L. Lynn and Miranda I. Lynn 6725 Christiansted LN Nashville, TN 37211-7485	Send Tax Bills To: New Owner	Tax Information: Tax Parcel ID No. 172100B02300CO

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, **Raymond Perry Johnson, an unmarried man** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Jared L. Lynn and Miranda I. Lynn, husband and wife**, ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot No. 23 on the Plan of Christiansted Valley, Phase 2, Revision 1, a Planned Unit Development, as of record in Instrument No. 20010209-0012854, 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 Raymond Perry Johnson, an unmarried man by Warranty Deed from Ramon Salinas and wife, Carol J. Salinas, recorded on the 15th day of September, 2014 in Instrument No. 20140915-0084302, 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 2016 and thereafter, not yet due and payable.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of CHRISTIANSTED VALLEY, PHASE 2, REVISION 1, as recorded in 20010209-0012854.

Covenants, Conditions and Restrictions as set forth in Deed recorded in Instrument Nos. 19991221-0305559, 20000728-0074515 and 20070206-0015266.

Charter of Homeowners Association recorded at Instrument No. 19991221-0305561.

Storm Water Detention Agreement recorded in Book 11628, Page 8.

This is improved property located at 6725 Christiansted LN Nashville, TN 37211-7485.

RETURN TO:
PREMIER ESCROW, LLC
4301 HILLSBORO ROAD, STE 300
NASHVILLE, TN 37215

BOX 10-A

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 16th day of September, 2016.

Raymond Perry Johnson

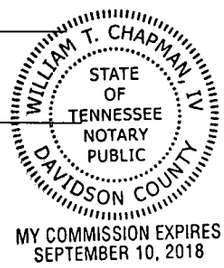
STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Raymond Perry Johnson, 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 16th day of September, 2016.

Notary Public

My Commission Expires: _____



MY COMMISSION EXPIRES
SEPTEMBER 10, 2018