THIS INSTRUMENT PREPARED BY:
Chapman & Rosenthal Title, Inc.
2002 Richard Jones Rd, Ste 203A
Nashville, TN 37215

CRT File No. 170210771

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is: $1,800,000.00.

Melissa W. Johnston
Affiant

Subscribed and sworn to before me, this28th day of April, 2017.

Notary Public
My Commission Expires:

WILLIAM T. CHAPMAN IV
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 09-10-2018

BILL GARRETT, Davidson County
Trans: T20170037562 DEEDWARR
Recvd: 05/03/17 14:33 2 pgs
Fees: 13.00 Taxes: 6660.00
20170503-0043852

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Bryan S. Dale and Haley R. Dale 601 Enquirer Avenue Nashville TN 37205	New Owner	Tax Parcel ID No. 130-02-0-107.00

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, **Christopher S. Johnston and Melissa Windham Johnston Wife** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Bryan S. Dale and Haley R. Dale, 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(s) 2 , as shown on the map entitled Re-Sub of Lots 4, 5, 6 and parts of Lot 7 and 8 of Country Club Land Co's Subd. of 25 acres, of record in Plat Book 5210, page 376, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to CHRISTOPHER S. JOHNSTON and wife, MELISSA WINDHAM JOHNSTON, by deed from STEPHANIE COKER HASTINGS and STEPHANIE COKER HASTINGS, TRUSTEE OF THE REVOCABLE TRUST U/A DTD MARCH 2, 2009, of record in Instrument No. 20091012-0094595 , dated October 2, 2009 , corrected by Notary Public Certificate of Correction of record in Instrument No. 20100812-0063737, said Register's Office.

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.

General or special taxes and assessments required to be paid in the year 2017 and subsequent years for Map-Par. 130-02-0-107.00.

Davidson County taxes for 2016, Map-Par. 130-02-0-107.00, $13,335.72, Paid.

If improvements are completed after January 1 of any year the law requires supplemental assessments for the year in which improvements are completed, as defined by Statute. The Company assumes no liability for taxes assessed by correction pursuant to the provisions of Tennessee Code Annotated sections 67-5-603, et seq.

Matters shown on the Plan of record in Plat Book 5210, page 376, said Register's Office.

Informational Note: The chain of title reveals the following deeds to grantees, who have owned said premises for the last 24 months, other than the instrument(s) referred to in Schedule A, Item 5 herein:
NONE

This is improved property located at 601 Enquirer Avenue Nashville TN 37205

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 28th day of April, 2017.

Christopher S. Johnston

Melissa Windham Johnston

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Christopher S. Johnston and Melissa Windham Johnston, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 28th day of April, 2017.

Notary Public

