This Instrument Prepared By:
FIDELIS LAW, PLLC
216 Centerview Drive
Suite 317
Brentwood, Tennessee 37027

This instrument was prepared without the benefit of a formal title search, abstract or survey and was prepared with the description of the property as furnished by the parties. The preparer of this instrument assumes no liability whatsoever either for the accuracy of the legal description or the status of the title to the property.

This space intentionally left blank for recording purposes.

BILL GARRETT, Davidson County
Trans:T20170050168 DEEDWARR
Recvd: 06/13/17 08:38 3 pgs
Fees:17.00 Taxes:0.00
20170613-0058943

New Owner:	**Send Tax Bill:**	**Map/Parcel**
JIMMIE L. JOHNSON, Trustee MIA FRAILS JOHNSON, Trustee JOHNSON REVOCABLE TRUST dated May 12, 2017 7409 Lords Chapel Drive Nashville, Tennessee 37211	Same	172-12-0d-048.00-CO

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

The actual consideration for this transfer is ~~NONE~~ (0). (Exempt pursuant to T.C.A. § 67-4-409[a][3][F]).

Robert M. Pautienus III, Affiant

Sworn to and subscribed before me this 8th day of June, 2017.

Ashley B. Lawson
Notary Public

ASHLEY B. LAWSON
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 12-19-2020

My Commission Expires:

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of -0- Dollars, and other good and valuable consideration, the receipt of which is hereby acknowledged, we, JIMMIE JOHNSON, Jr. (being one and the same as JIMMIE L. JOHNSON) and wife, MIA FRAILS (being one and the same as MIA FRAILS JOHNSON), do hereby transfer and convey any and all interest owned by us in and to that certain real estate located in Davidson County, Tennessee, being more particularly described on **EXHIBIT A**, which is attached hereto and made a part hereof, to JIMMIE L. JOHNSON and MIA FRAILS JOHNSON, Trustees of the JOHNSON REVOCABLE TRUST, dated May 12, 2017, and any amendments thereto.

We further covenant and bind ourselves, our heirs, and representatives to warrant and forever defend the title to said real estate to said Grantees, their successors, heirs and assigns against the lawful claims of all persons.

Whenever 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 OUR HANDS this 5 day of June 2017.

By: _____
JIMMIE JOHNSON, JR.

_____
MIA FRAILS JOHNSON

STATE OF TENNESSEE)
COUNTY OF Davidson)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named JIMMIE JOHNSON, JR. and MIA FRAILS JOHNSON, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at Nashville, Tennessee, this 5 day of June 2017.

_____
NOTARY PUBLIC
My Commission Expires: May 5, 2020

BRIAN K. FREDERICK
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires May 5, 2020

Exhibit A

Property Description

Said property is described to wit:

Land in Davidson County, Tennessee, being Lot No. 488, as shown on the Final Plat of The Town Center Homes at Lenox Village, Section 2, of record as Instrument No. 20050322-0031182 I the Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete and accurate description.

Being the same property conveyed to JIMMIE JOHNSON, JR, and MIA FRAILS, a married couple, by REGENT HOMES, LLC, a Tennessee Limited Liability Company, by Warranty Deed of record in Instrument #20060404-0037977, Register's Office for Davidson County, Tennessee.

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

1. Matters shown on plan of record as Instrument No. 20050322-0031182 and as Exhibit B1 of Instrument No. 20050324-0032209, as amended by Instrument No. 20050815-0096405, in the Register's Office for Davidson County, Tennessee; and
2. Master Deed Restrictions of record as Instrument No. 20020315-0032825, in said Register's Office; and
3. Declaration of Charter, Easements, Covenants and Restrictions for the Residential Neighborhood of record as Instrument No. 20020315-0032826, as made applicable by Supplemental Declaration of Charter of record as Instrument No. 20050324-0032209, in said Register's Office; and
4. Special Covenants and Restrictions for the Town Center Homes at Lenox Village and other Common Miantenance Parcels as set out as Exhibit "C" to the instrument of record as Instrument No. 20031212-017842, Register's Office for Davidson County, Tennessee, and made applicable to the subject property by Instrument No. 20050324-0032209, in said Register's Office; and
5. Charter of Lenox Village Town Center Association, Inc., of record as Instrument No. 20031016-0153550, in said Register's Office; and
6. Stormwater Detention Agreement of record in Book 7361, page 230 and as Instrument No. 20020408-0042676, in said Register's Office; and
7. Easements for sanitary sewers and/or storm drainage of record as Instrument No. 20040310-0027422, in said Register's Office; and
8. Easements for sanitary sewers and/or storm drainage of record as Instrument No. 20030923-0140666, in said Register's Office; and
9. Subject to any and all zoning regulations, building restrictions, setback lines, if any, and easements and rights of way for public utilities applicable to the property.

The legal description is taken from the prior deed of record.

This is improved property known as: 7409 Lord's Chapel Drive, Nashville, TN 37211.