THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **1620 Westgate Circle Ste. 150** **Brentwood, TN 37027** **CRT File No. 170612280** BILL GARRETT, Davidson County Trans:T20170062020 DEEDWARR Recvd: 07/20/17 09:59 2 pgs Fees:13.00 Taxes:795.50 20170720-0073181	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $215,000.00. Affiant Subscribed and sworn to before me, this 18th day of July, 2017. Notary Public My Commission Expires:

DANA DELWORTH
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 07-06-2020

WARRANTY DEED

Address New Owner: Julie Ann Agnew 3913 Stilton Drive Nashville TN 37207	Send Tax Bills To: new owners	Tax Information: Tax Parcel ID No. 041-11-0-053.00

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, **Lisa K. Johnson, a single woman** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Julie Ann Agnew and Nathan Agnew, wife and husband**, ("Grantees"), their 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. 396 on the Plan of Bellshire Estates, Section A of record in Plat Book 2331, Page 116, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property. 115 and

Said Lot No. 396 fronts 151.7 feet on the Southeasterly side of Stilton Drive and runs back 297.5 feet n the Northwesterly line and 317 feet on the Southeasterly line to rear line on which it measures 131 feet.

Being the same property conveyed to Lisa K. Johnson, a single woman by Warranty deed from Lewis R, Powell and wife, Patricia F. Powell of record in Instrument No. 20050214-0016308 Register's Office for Davidson County, Tennessee, dated February 08, 2005 and recorded on February 14, 2005.

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.

Taxes for the year 2017, a lien not yet due and payable.

Subject to all matters shown on the Plan of record in Plat Book 2331, Page 115, Register's Office for Davidson County, Tennessee.

Sanitary/ Storm Drainage Easements of record in Book 6220, Page 31, in the Register's Office for Davidson County, Tennessee.

Restrictions of record as Instrument Number 20050214-0016308 in the Register's Office for Davidson County, Tennessee, but omitting any restriction, if any, based on race, color, religion, sex, handicap, familial status, or national origin unless and only to the extent that the restriction (a) is exempt under Title 42 of the

United States Code, or (b) relates to handicap but does not discriminate against handicapped persons.

Restrictive Covenants of record in Book 2538, Page 193, in the Register's Office for Davidson County, Tennessee.

This is improved property located at 3913 Stilton Drive Nashville TN 37207

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, their 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 18th day of July, 2017.

Lisa K. Johnson

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Lisa K. Johnson, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 18th day of July, 2017.

Notary Public
My Commission Expires: 01/17/21

NATHAN L. POWERS
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY