STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, is **$107,000.00** (One Hundred Seven Thousand).

Rachel Frost Roberts
AFFIANT

Subscribed to and sworn before me this 13th day of July, 2018.

NOTARY PUBLIC MY COMMISSION EXPIRES:

JEFFREY M. GRISSIM STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY (NOTARY SEAL)

My Commission Expires SEPT. 7, 2020

Bill Garrett Davidson County
Batch# 117049 **DEEDWARR**
07/17/2018 12:26:53 PM 2 pgs
Fees: $13.00 Taxes: $395.90

20180717-0069458

THIS INSTRUMENT PREPARED BY AND PLEASE RETURN TO:

GRISSIM TITLE & ESCROW, LLC.
1222 17th Avenue South, Nashville, TN. 37212

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER:
Rachel Frost Roberts 6024 Deal Avenue Nashville, TN 37209	Fifth Third Mortgage Company 5050 Kingsley Drive Cincinnati, OH 45227	091090A01400CO

WARRANTY DEED

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE, **EVA ANN LEE AND CARL EUGENE JOHNSON, III, CO-EXECUTORS OF THE ESTATE OF REBECCA D. JOHNSON,** HEREINAFTER CALLED THE **GRANTOR(S),** HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO, **RACHEL FROST ROBERTS, AN UNMARRIED WOMAN,** HEREINAFTER CALLED THE **GRANTEE(S),** THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **DAVIDSON** COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS TO WIT:

Being Unit No. 14 of Deal Avenue Planned Unit Development, of record in Book 6200, Page 354, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description.

Being the same property conveyed to Rebecca D. Johnson by deed from Peter J. Reale, individually, Cumberland Trust & Investment Company, Successor Trustee of the Rose H. Reale Revocable Trust f/b/o John R. Real and Cumberland Trust & Investment Company, Successor Trustee of the Rose H. Reale Revocable Trust f/b/o Margaret R. Reale, of record in Instrument Number 20050314-0027920 dated March 11, 2005 and recorded March 14, 2005, Register's Office for Davidson County, Tennessee. The said Rebecca D. Johnson having since died May 12, 2017 and her Estate being administrated by Probate #17P158, Probate Clerk's Office for Davidson County, Tennessee. Order Approving Sale of Real Estate, authorized the Co-Executors, Eva Ann Lee and Carl Eugene Johnson, III to execute documents necessary to effectuate the closing of the sale of the said real property.

Being also known as 6024 Deal Avenue, Nashville, Tennessee 37209.

SUBJECT TO ALL EASEMENTS, COVENANTS, CONDITIONS, RESERVATIONS, LEASES AND RESTRICTIONS OF RECORD, ALL LEGAL HIGHWAYS, ALL RIGHTS OF WAY, ALL ZONING, BUILDING AND OTHER LAWS, ORDINANCES AND REGULATIONS, ALL RIGHTS OF TENANTS IN POSSESSION, AND ALL REAL ESTATE TAXES AND ASSESSMENTS NOT YET DUE AND PAYABLE.

This is:	(**X**) IMPROVED ( ) UNIMPROVED	Property known as: **6024 DEAL AVENUE** **NASHVILLE, TN 37209**

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), their heirs and assigns, forever, and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), their heirs and assigns, against the lawful claims of all persons whomsoever. 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, this 13th day of July, 2018

The Estate of Rebecca D. Johnson

By: Eva Ann Lee Co Ex.
Eva Ann Lee, Co-Executor

By: Co Exp.
Carl Eugene Johnson, III, Co-Executor

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

On this 13th day of July, 2018, before me, the undersigned, a Notary Public in and for said County and State, personally appeared Eva Ann Lee and Carl Eugene Johnson, III with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged themselves as Co-Executors of the Estate of Rebecca D. Johnson, and in their capacity as such Co-Executors, acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal on this the 13th day of July, 2018.

JEFFREY M. GRISHAM
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires SEPT. 7, 2020

Notary Public

Commission Expires: