THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **2002 Richard Jones Rd, Ste 203A** **Nashville, TN 37215** **CRT File No. 181218784** Karen Johnson Davidson County Batch# 188559 **DEEDWARR** 01/28/2019 08:47:39 AM 2 pgs Fees: $13.00 Taxes: $1,276.50 20190128-0007839	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $345,000.00. Affiant Subscribed and sworn to before me, this 24th day of January, 2019. Notary Public My Commission Expires: KATE ROSENTHAL NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY JULY 09, 2022 MY COMMISSION EXPIRES

WARRANTY DEED

Address New Owner: Jason Fromal and Kelsey Fromal 7730 Sawyer Brown Road Nashville TN 37221	Send Tax Bills To: New Owner	Tax Information: Tax Parcel ID No. 128-07-0A-008.00 CO

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, **Jessica G.A. Jernigan-Johnson and Huntington C. Johnson, wife and husband** ("Grantors"), have this day bargained and sold, and do hereby transfer and convey to **Jason Fromal and Kelsey Fromal, husband and wife**, ("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(s) 8, as shown on the map entitled Glenwood Trace Section I, a Planned Unit Development, of record in Plat Book 6900, page 359, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate property description.

Being the same property conveyed to JESSICA G. A. JERNIGAN-JOHNSON AND HUNTINGTON C. JOHNSON, WIFE AND HUSBAND, by deed from PIERRE CHAURAND and NICOLE MOUGEL F/K/A NICOLE CHAURAND, of record in Instrument No. 20160609-0058233, dated June 8, 2016, 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 2019 and subsequent years for Map-Par. 128-07-0A-008.00 CO.

Matters shown on the Plan of record in Plat Book 6900, page 359, said Register's Office.

Declaration of Covenants, Conditions, Liens, Easements and Restrictions, including, but not limited to, easements, assessments, special assessments, charges and liens, contained in an instrument of record in Book 7253, page 578, said Register's Office.

By-Laws of Glennwood Trace Homeowners Association of record in Book 7325, page 18, said Register's Office.

Dedication of Public Utilities Easement of record in Book 6186, page 141, said Register's Office.
Agreement for Dedication of Easement for Water Line of record in Book 7144, page 329, said Register's Office.

Easement for private drive of record in Book 7647, page 749, said Register's Office.

This is improved property located at 7730 Sawyer Brown Road Nashville TN 37221

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 24th day of January, 2019.

Jessica G.A. Jernigan-Johnson

Huntington C. Johnson

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Jessica G.A. Jernigan-Johnson and Huntington C. Johnson, 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 24th day of January, 2019.

Notary Public

SHIRA KINGREY
NOTARY PUBLIC
STATE OF TENNESSEE
DAVIDSON COUNTY
MY COMMISSION EXPIRES SEPTEMBER 7, 2021

My Commission Expires: _____