THIS INSTRUMENT WAS PREPARED BY and
PLEASE RETURN TO:

W. AARON FORTNER, PLLC
810 CRESCENT CENTRE DRIVE, SUITE 110
FRANKLIN, TENNESSEE 37067

Karen Johnson Davidson County
Batch# 193454 **DEEDWARR**
02/08/2019 03:38:26 PM 2 pgs
Fees: $13.00 Taxes: $1,757.50

20190208-0012376

WARRANTY DEED

Address of New Owners:	Send Tax Bills To:	Tax ID#:
Charles Bridges Furman, as Trustee 320 Hamlets End Way Franklin, TN 37067	New Owner	105-05-0Z-004.00-CO

For and in consideration of the sum of Ten Dollars, cash paid in hand paid by the hereinafter named Grantee, and for other good and valuable consideration, the receipt of which is hereby acknowledged, I, **Laura Johnson, married**, hereinafter called the Grantor, have bargained and sold, and by these presents do hereby transfer and convey unto **Charles Bridges Furman, as Trustee of the C.B.F. Revocable Living Trust dated 12/23/09**, hereinafter called the Grantee, and said Grantee's heirs, successors, and assigns, the following described Real Property in **Davidson County**, State of Tennessee, described as follows, to wit:

Land in Davidson County, Tennessee, being Unit 1119, The Row at 12th S. Townhomes, described in a Declaration of Covenants, Conditions and Restrictions in Instrument No. 20151221—0128111, Register's Office for said County, to which reference is hereby made. The easements, restrictive covenants, conditions and regulations imposed upon and relating to the units, property, co-owners and tenants, the plat filed as Exhibit "C" to said Declaration and By-Laws appended thereto as Exhibit "B", said Register's Office, are incorporated hereby reference and made a part of the same as though copied herein for a more complete identification and description of said Unit.

Being the same property conveyed to Laura Johnson, married, by Warranty Deed from E3 Construction Services, LLC, of record on June 15, 2017, at Instrument No. 20170615-0060117, Davidson County Register of Deeds.

This is improved property known as 1119 Summit Avenue Nashville, Nashville, TN 37203.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, Drainage, and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations, and easements of record, (4) any building restrictions, (5) any unrecorded easements, or those imposed by operation of law, and (6) all other matters of public record.

Grantor warrants that she never lived in the subject property as a married person, and that the subject property is not subject to any homestead, dower, or other marital rights or interests.

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, forever. GRANTOR covenants with said GRANTEE 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 set out herein. We do further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to the said land to the GRANTEE, its successors and assigns, against the lawful claims of all persons whomsoever. Wherever 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 my hand, this 8 **day of February, 2019**:

Laura Johnson

STATE OF TENNESSEE

COUNTY OF Williamson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Laura Johnson,** the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that said bargainor executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this 8 day of February, 2019:

Notary Public

W. AARON FORTNER STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF WILLIAMSON

My Commission Expires: 5/31/22

STATE OF TENNESSEE

COUNTY OF _____

THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS **$475,000.00**:

Affiant

SWORN AND SUBSCRIBED TO BEFORE ME, THIS THIS 8TH DAY OF February, 2019:

Notary Public

CARMEN COATS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 03-08-2022

My Commission Expires: _____