THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **1620 Westgate Circle, Ste 150** **Brentwood, TN 37027** **CRT File No. 190219296** Karen Johnson Davidson County Batch# 212529 **DEEDWARR** 04/02/2019 08:33:34 AM 2 pgs Fees: $13.00 Taxes: $3,404.00 20190402-0029438	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $920,000.00. Affiant Subscribed and sworn to before me this 28th day of March, 2019. Notary Public My Commission Expires: DECEMBER 15, 2021 STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY ABBY BENSON STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY MY COMMISSION EXPIRES DECEMBER 15, 2021

WARRANTY DEED

Address New Owner: Niels V Johnsen and Sarah T Johnsen 2708A Hawthorne Place Nashville TN 37212	Send Tax Bills To: New Owner	Tax Information: Tax Parcel ID No. 117-04-1A-001.00-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, **Jeffery G. Goodwin and Brian J. Link, married** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Niels V Johnsen and Sarah T Johnsen, husband and wife**, ("Grantees"), its 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 Unit No.2708A, on the Plan of 2708 Hawthorne Place Residences, a Horizontal Property Regime With Private Elements, attached as Exhibit "B" to the Declaration of Covenants, Conditions and Restrictions for 2708 Hawthorne Place Residences, a Horizontal Property Regime With Private Elements , of record in Instrument No. 20151106-0113131 in the Register's Office for Davidson, Tennessee, to which reference is hereby made for a more particular description of said unit.

Being the same property conveyed to Jeffery G. Goodwin and Brian J. Link , married by Warranty deed from JGLAC GP, a Tennessee General Partnership of record in Instrument No. 20170815-0083447 Register's Office for Davidson County, Tennessee, dated August 11, 2017 and recorded on August 15, 2017.

Jeffery G. Goodwin and Jeffrey G. Goodwin being one and the same person.

The execution of this instrument is effected by the signature of Jeffrey G. Goodwin as Attorney-in-fact for Brian J. Link, which Power of Attorney is recorded in Instrument Number 20190402-0029437, Register's Office for Davidson County, Tennessee.

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 2019, a lien not yet due and payable.

Subject to all matters shown on the Plan of record in Plat Book 1130, Page 24, Register's Office for Davidson County, Tennessee.

Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions of record in Instrument Number 20151106-0113131, Register's Office for Davidson County, Tennessee, but omitting any covenant, condition or restriction, if any, based on race, color, religion, sex,

handicap, familial status or national origin unless and only to the extent that the covenant, condition or restriction (a) is exempt under Title 42 of the United States Code, or (b) relates to handicap but does not discriminate against handicapped persons

Charter of record in Instrument Number 20151113-0115366, in the Register's Office for Davidson County, Tennessee.

Subject to rights of others in and to the common areas and/or elements.

This is improved property located at 2708A Hawthorne Place Nashville TN 37212

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 28th day of March, 2019.

Jeffery G. Goodwin

Brian J. Link by Jeffrey G. Goodwin, attorney-in-fact

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Jeffery G. Goodwin, 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 28th day of March, 2019.

Notary Public

My Commission Expires: _____

KATE ROSENTHAL NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY MY COMMISSION EXPIRES JULY 09, 2022

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Jeffrey G. Goodwin, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the Attorney-in-Fact for Brian J. Link and that he is authorized by Brian J. Link to execute this instrument on his behalf.

Witness my hand, at office, this 28th day of March, 2019.

Notary Public

My Commission Expires: _____

KATE ROSENTHAL NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY MY COMMISSION EXPIRES JULY 09, 2022