THIS INSTRUMENT PREPARED BY: ***Douglas A. Brace, Reg. #3485*** ***ORTALE KELLEY LAW FIRM*** *330 Commerce Street, Suite 110* *Nashville, TN 37201* *(615) 256-9999* ***File No. 32438*** Karen Johnson Davidson County Batch# 229447 DEEDWARR 05/14/2019 09:30:21 AM 3 pgs Fees: $18.00 Taxes: $3,811.00 20190514-0045097	*STATE OF TENNESSEE]* *COUNTY OF DAVIDSON]* *The actual consideration for this transfer is $1,030,000.00.* *Affiant* *SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 13 DAY OF MAY, 2019.* *Notary Public* *My commission expires* 1-24-22 TAMMY MORRIS NOTARY PUBLIC STATE OF TENNESSEE SUMNER COUNTY

Name and Address of New Owner:

Jamey Van Johnson
~~301 N. Wilson Boulevard~~ 30 Music Square West # 105
~~Nashville, TN 37205~~ Nashville TN 37203

Send Tax Bills To:

New Owner
30 Music Sq West #105
Nashville TN 37203

Street Address of Subject Property:	**Map and Parcel:**
301 N. Wilson Boulevard Nashville, TN 37205	103-12-191

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and 00/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, **LISA C. BRACE,** a married woman, hereinafter called "**GRANTOR,**" has bargained and sold, and by these presents does transfer and convey unto **JAMEY VAN JOHNSON,** hereinafter called "**GRANTEE,**" his heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, and being more particularly described as follows (the "**Property**"): a unmarried man

Land in Davidson County, Tennessee, being Lot 1 on the Resubdivision of Lot No. 20, Cherokee Park, of record in Plat Book 6200, page 912, in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Lisa C. Brace by Quitclaim Deed from Douglas A. Brace of record as Instrument No. 20070125-0010479 in the Register's Office for Davidson County, Tennessee dated January 23, 2007 and recorded January 25, 2007.

This is improved real estate located at 301 N. Wilson Boulevard, Nashville, TN 37205.

The conveyance of the above described parcel of improved real estate is subject to:

1. Metropolitan Nashville/Davidson County property taxes for 2019, a lien, but not yet due and payable, which have been prorated between the parties and assumed by Grantee.

2. All matters shown on Plan of record in Plat Book 6200, page 912, in the Register's Office for Davidson County, Tennessee.

3. Easement for sewer line referenced in the Deed of record in Book 1031, page 601, in the Register's Office for Davidson County, Tennessee.

4. Subject to Urban Zoning Overlay of record as Metro Ordinance No. BS2000-364, made applicable by Ordinance no. BL-2000-476, of record in the Metropolitan Clerk's Office for Davidson County, Tennessee.

5. Subject to Neighborhood Conservation Zoning Overlay of record as Bill No. BL2000-316, Metro Clerk's Office for Davidson County, Tennessee, and any restrictions imposed by the Metropolitan Historic Zoning Commission, not of record.

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, his heirs and assigns, forever; and Grantor does covenant with the said Grantee that she is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and Grantor further covenants and binds herself, her heirs and assigns, to warrant and forever defend the title to the said Grantee, his heirs 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.

DOUGLAS A. BRACE, the husband of Grantor, joins herein for the sole purpose of conveying any and all right, title and interest he may have in and to the Property by virtue of marriage.

WITNESS our hands this 13th day of May, 2019.

LISA C. BRACE

DOUGLAS A. BRACE

STATE OF TENNESSEE]
COUNTY OF DAVIDSON]

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **LISA C. BRACE** and **DOUGLAS A. BRACE,** the bargainors, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who, upon oath, acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and seal at office, the day and year first above written.

NOTARY PUBLIC

My commission expires:

RUBYE RAINEY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMMISSION EXPIRES AUGUST, 27 2019

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