This Instrument Prepared by and Return to:
Bell & Alexander Title Services, Inc.
8110 Isabella Lane, 2nd Floor
Brentwood, TN 37027

STATE OF TENNESSEE
COUNTY OF Rutherford

The actual consideration or value, whichever is greater is $232,000.00.

Affiant

Subscribed and sworn before me this the 24 day of May, 2019.

Notary Public
My commission expires: 2/11/2020

JASON R. JONES
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

Karen Johnson Davidson County
Batch# 234878 DEEDWARR
05/28/2019 08:35:32 AM 2 pgs
Fees: $13.00 Taxes: $858.40
20190528-0049742

WARRANTY DEED

Address of New Owner:	Send Tax Bill to:	Tax Information:
Bo Z. Johnson	Stifel Bank and Trust	161-15-0B 055.00
3708 Lausanne Dr.	12655 Olive Blvd Ste. 250	
Nashville, TN 37211	Saint Louis, MO 63141	

For and in consideration of the sum of ten and no/100 dollars ($10.00), cash in hand paid by the hereinafter Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, SHELBY MARINDA FORSYTHE, AN UNMARRIED WOMAN, AND CHARLEEN FORSYTHE, A MARRIED WOMAN, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to BO Z. JOHNSON, A SINGLE PERSON, hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land, together with all tenements, hereditaments and appurtenances thereto located in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Unit No. 218 together with the private elements appurtenant thereto, on the Plan of RoseMonte, Phase 2 (hereinafter referred to as the "Plan"), a Horizontal Property Regime with private elements, created under Title 67, Section 27-101, et seq., as amended, Tennessee Code Annotated, as established by Master Deed of RoseMonte Townhomes, a Horizontal Property Regime with Private Elements, of record in Instrument No. 20051117-0138877, and First Amendment to Master Deed of RoseMonte Townhomes, of record in Instrument No. 20070517-0059078, Register's Office for Davidson County, Tennessee, including without limitation the By-Laws appended thereto, said Register's Office. Reference is hereby made to the plan of RoseMonte Townhomes, shown on Exhibit "B" to the First Amendment to Master Deed of RoseMonte Townhomes, of record in Instrument No. 20070517-0059078, said Register's Office, for a more complete identification and description of said Unit.

Being the same property conveyed to Matthew P. Townsend, a single man, by deed from Richard M. Unruh and wife, Janna E. Unruh, dated 11/25/2015, of record in Instrument No. 20151130-0120154, said Register's Office.

Being the same property conveyed to Shelby Marinda Forsythe and Charleen Forsythe, tenants in common with rights of survivorship, by deed from Matthew P. Townsend, an unmarried man, dated 07/31/2018, of record in Instrument No. 20180801-0075028, said Register's Office.

The said property is an investment for Charleen Forsythe.

Subject to all Easements and Restrictions of record.

THIS IS IMPROVED PROPERTY KNOWN AS 3708 Lausanne Dr., Nashville, TN 37211.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantees, their heirs, successors and/or assigns, forever. Grantors covenant with Grantees that Grantors 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to said Grantees, their successors, 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.

Witness my hand this the 24th day of May, 2019.

Shelby Marinda Forsythe

Charleen Forsythe

STATE OF TENNESSEE
COUNTY OF Williamson

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Shelby Marinda Forsythe and Charleen Forsythe, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 24th day of May, 2019.

My commission expires:

1/17/21

Notary Public

MARK BELL
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY