WARRANTY DEED

Karen Johnson Davidson County
Batch# 278258 **DEEDWARR**
09/03/2019 09:19:36 AM 2 pgs
Fees: $13.00 Taxes: $1,517.00

20190903-0088204

W-KR-19-401-51

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $410,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 30th DAY OF AUGUST, 2019.

Notary Public

MY COMMISSION EXPIRES: 10-7-2019

(AFFIX SEAL)

STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Christine Gloria Lunsford	F & M BANK	
(NAME)	(NAME)	104-13-0A-058.00-CO
401 Bowling Avenue #51	50 Franklin St	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37205	Clarksville, TN 37040	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **KERRIE K. JOHNSON, MARRIED AND LARA KIRBY KEY, MARRIED,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **CHRISTINE GLORIA LUNSFORD, SINGLE WOMAN,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

Land in Davidson County, Tennessee, being Building Site No. 58 on the Plan of Site Plan, Section Four, Richmeade Place of record in Plat Book 5210, Page 16, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Kerrie K. Johnson, married, and Lara Kirby Key, married, as tenants in common by Warranty Deed from Hospice Net, Inc., a Tennessee corporation, devisee under the Will of James M. Felts, joined by Ross Franklin Sanders, Executor of the Estate of James M. Felts of record in Instrument No. 20190221-0015704 Register's Office for Davidson County, Tennessee, dated February 15, 2019 and recorded on February 21, 2019.

The herein described property is not now nor ever has been the principal place of residence of the grantor herein.

This conveyance is subject to:
- Taxes for the year 2019 and subsequent years.
- All matters shown on the Plan of record in Plat Book 4675, Page 160 and Plat Book 5210, Page 16, Register's Office for Davidson County, Tennessee.
- Covenants, Conditions and Restrictions of record in Book 4941, Page 637, amended in Book 5036, page 338, supplemented in Book 5019, page 946, re-recorded in Book 5039, page 256, Book 5094, page 473, Book 5238, page 385, Book 5408, page 210 and Book 5733, page 628, Register's Office for Davidson County, Tennessee.
- By-Laws appended to restrictions of record in Book 4941, Page 689 and Book 5213, Page 945, in the Register's Office for Davidson County, Tennessee.
- Charter of record in Book 4902, Page 633 and Book 4941, Page 685, in the Register's Office for Davidson County, Tennessee.
- Grant of Easement of record in Instrument Number 20140328-0025605, in the Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is improved property known as: **401 Bowling Avenue #51, Nashville, Tennessee 37205**.

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(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), their 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/our hand(s) this the 30th DAY OF AUGUST, 2019.

Kerrie K. Johnson

Lara Kirby Key

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, KERRIE K. JOHNSON, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 30th of August, 2019.

Notary Public
My Commission Expires: _____
(SEAL)

KATE NYQUIST
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 11-8-2021

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, LARA KIRBY KEY, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 30th of August, 2019.

Notary Public
My Commission Expires: _____
(SEAL)

KATE NYQUIST
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 11-8-2021

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212