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| **THIS INSTRUMENT PREPARED BY:**<br>**Chapman & Rosenthal Title, Inc.**<br>**2002 Richard Jones Rd, Ste 203A**<br>**Nashville, TN 37215**<br><br>**CRT File No. 190922690**<br><br>Karen Johnson Davidson County<br>Batch# 302037 DEEDWARR<br>10/17/2019 09:38:13 AM 2 pgs<br>Fees: $13.00 Taxes: $2,775.00<br>20191017-0106402 | STATE OF TENNESSEE )<br>COUNTY OF DAVIDSON )<br><br>The actual consideration or value, whichever is greater, for this transfer is: $750,000.00.<br><br>Christopher Johnson<br>Affiant<br><br>Subscribed and sworn to before me, this 15th day of October, 2019.<br><br>JOHN T. COOK STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY<br><br>Notary Public<br>My Commission Expires: 1/17/21 |

## WARRANTY DEED

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| Address New Owner:<br>Christopher Johnson and Mary Johnson<br>1931 Kimbark Drive<br>Nashville TN 37215 | Send Tax Bills To:<br>~~New Owner~~<br>CapStar Bank<br>2002 Richard Jones Rd<br>Suite 300A<br>Nashville, TN 37215 | Tax Information:<br>Tax Parcel ID No.<br>131-02-2A-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, **John T. Mason, IV and D'Lanna J. Mason, husband and wife** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Christopher Johnson and Mary Johnson, 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 A of 1931 and 1933 Kimbark (formerly 1935 and 1937 Kimbark), a Horizontal Property Regime with Private Elements located at Nashville, Davidson County, Tennessee and described in a Declaration of Covenants, Conditions and Restrictions for 1931 and 1933 Kimbark (formerly 1935 and 1937 Kimbark), a Horizontal Property Regime with Private Elements of record in Instrument No. 20141103-0101347, as amended in Instrument No. 20141110-0103748 and Instrument No. 20141120-0107026, Register's Office for Davidson County, Tennessee, 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 of 1931 and 1933 Kimbark (formerly 1935 and 1937 Kimbark), a Horizontal Property Regime with Private Elements, contained in said Declaration, the plat filed as Exhibit "B" to said Declaration appearing in Instrument No. 20141103-0101347, as amended in Instrument No. 20141110-0103748 and Instrument No. 20141120-0107026, and Bylaws appended thereto as Exhibit "C", said Register's Office, are incorporated hereby reference and made part hereof the same as though copied herein for a more complete identification and description of said Unit.

Being the same property conveyed to John T. Mason, IV and D'Lanna J. Mason, husband and wife by Warranty deed from Allan D. Mclaughlin, Trustee and Thelma D. Mclaughlin, Trustee of The Mclaughlin Family Trust U/A/D February 13, 2002 of record in Instrument No. 20170830-0088902 Register's Office for Davidson County, Tennessee, dated August 22, 2017 and recorded on August 30, 2017.

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 2020, a lien not yet due and payable.

Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions of record in Instrument Number 20141103-0101347, as amended in Instrument No. 20141110-0103748 and Instrument No. 20141120-0107026, 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.

Subject to all matters shown on the Plan of record in Plat Book 1130, Page 102, Register's Office for Davidson County, Tennessee.

Rights and easements of adjoining landowners in and to any party wall(s) located on the insured parcel.

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

This is improved property located at 1931 Kimbark Drive Nashville TN 37215

**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 15th day of October, 2019.

John T. Mason, IV

D'Lanna J. Mason

STATE OF TENNESSEE )
COUNTY OF DAVIDSON )

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, John T. Mason, IV and D'Lanna J. Mason, 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 15th day of October, 2019.

Notary Public

My Commission Expires: _____

CHAD I. PEARMAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 07-06-2020