G#32530-2 BOX #14

THIS INSTRUMENT PREPARED BY:
Chapman & Rosenthal Title, Inc.
2002 Richard Jones Rd, Ste 203A
Nashville, TN 37215

CRT File No. 190922727

Karen Johnson Davidson County
Batch# 317187 DEEDWARR
11/19/2019 08:12:39 AM 3 pgs
Fees: $18.00 Taxes: $1,332.00

20191119-0118981

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is: $360,000.00.

Kathy Dodson
Affiant

Subscribed and sworn to before me, this 18th day of November, 2019.

Notary Public
My Commission Expires: 9/7/20

JEFFREY LEE BROTHERS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Ryan W. Roeber and Kristina N. Roeber 1668 Brockton Lane Nashville TN 37221	New Owner	Tax Parcel ID No. 141 05 0A 591.00

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, **Glen M. Johnson and Stephanie M. Johnson, husband and wife** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Ryan W. Roeber and Kristina N. Roeber, husband and wife**, ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land inDavidson County, Tennessee, more particularly describedas follows:

Land in Davidson County, Tennessee, being Lot No. 591 on the Plan of Avondale, Phase 3, Section 1, of record in Instrument No. 20140728-0066971, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.

Being the same property conveyed to Glen M. Johnson and Stephanie M. Johnson, husband and wife, by Special Warranty Deed from NVR, Inc., a Virginia corporation T/A Fox Ridge Homes, of record in Instrument No. 20160216-0014588, in the Register's Office of Davidson County, Tennessee, dated February 11, 2016 and recorded February 16, 2016.

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.

County of Davidson taxes for the year 2019 and thereafter, not yet due and payable.

Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann _ 67-5-603, et seq.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of Avondale, Phase 3, Section 1, as recorded in Instrument No. 20140728-0066971.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of Avondale Park Boulevard Right of Way Dedication, as recorded in Instrument No. 20140728-0064838.

Covenants, Conditions and Restrictions as set forth in Declaration of Restrictive Covenants recorded in Instrument No. 20020821-0100879.

Declaration of Covenants, Conditions and Restrictions recorded in Instrument No. 20081203-0117452; amended in Instrument No. 20090331-0028791; Instrument No. 20101223-0102254 and Instrument No. 20190313-0023161.

Access Easement Agreement as set forth in instrument recorded in Instrument No. 20041207-0145662.

Easement for transmission line, recorded in Instrument No. 20060110-0003857.

Deed to USA recorded in Book 4118, Page 694 and in Book 4228, Page 635 Register's Office for Davidson County, Tennessee.

Order to TVA recorded in Book 4273, Page 280 Register's Office for Davidson County, Tennessee.

Easement for to construct and maintain said utilities in and along that parcel of land, recorded in Instrument No. 20040204-0013639; Instrument No. 20040204-0013640; Instrument No. 20080818-0084836 and Instrument No. 20040204-0013641.

Inspection and Maintenance Agreement for Private Stormwater Management Facilities as set forth in instrument recorded in Instrument No. 20090814-0076610; Instrument No. 20071002-0117293 and Instrument No. 20141202-0110280.

Agreement for Dedication of Easement for Water Line recorded in Book 5738, Page 819.

Permanent Easement Agreement as set forth in instrument recorded in Instrument No. 20090707-0063325.

Easement for right-of-way of an electric power line, recordedin Book 787, Page 7.

Easement for transmission line easement, recorded in Book 4193, Page 903.

Easement for water line, recorded in Book 5738, Page 832.

Easement for sewer line, recorded in Book 7601, Page 400.

Easement for water main across the Dower Tract, a part of the property, from the 38.71 acre tract, recorded in Book 1237, Page 674, (references thereto appear in a deed of record in Book 840, Page 540)..

Subject to easements of record in Book 10748, Page 876, Register's Office for Davidson County, Tennessee.

Subject to Riparian Rights claimed or asserted by surrounding land owners and the State of Tennessee.

A portion of the overall property is within the 100-year flood plain as shown on the overall boundary lay-out of Ragan-Smith-Murphy & Associates, Inc., dated March 30, 1988 (not a field survey)

Oil and gas lease recorded in Book 3084, Page 317.

Lack of direct access to Highway I-40 from the Property, such right a of access having been granted as to part of the Property by John Smallman Cowden and wife, Ruby S. Cowden, to the State of Tennessee by a judgment, a certified copy of the which is of record in Book 3369, Page 316, Register's Office for Davidson County, Tennessee, and a drainage easement of 0.67 acres was also granted therein to the State of Tennessee; and such right of access having also been granted as to part of the Property by Robert Newsom Huttonby deed of record in Book 3033Page 185, Register's Office for Davidson County, Tennessee.

Easement for Road, recorded in Book 4116,Page 151.

Easement recorded in Book 4364, Page 895.

Advertising Space Lease as set forth in instrument recorded in Book 4494, Page 882, and in Book 6078, Page 619.

Memorandum of lease recorded in Book 10023, Page 638.

This is improved property locatedat 1668 Brockton Lane Nashville TN 37221

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 realestate 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 this18th day of November, 2019.

Glen M. Johnson

Stephanie M. Johnson

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Glen M. Johnson and Stephanie M. Johnson, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this18th day of November, 2019.

Notary Public

My Commission Expires: _____

WILLIAM T CHAPMAN IV
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES JULY 09, 2022