Prepared by:
Record and Return to:
Chapman & Rosenthal Title, Inc.
1620 Westgate Circle, Suite 150
Brentwood, TN 37027

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

CRT File No. 200224859

Karen Johnson Davidson County
Batch# 364879 DEEDWARR
02/28/2020 09:19:05 AM 2 pgs
Fees: $13.00 Taxes: $426.42

20200228-0022330

M ALEXIS MENDL
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is: $715,250.00.

Affiant

Subscribed and sworn to before me, this 25th day of February, 2020.

M. Alexis Mendl
Notary Public
My Commission Expires: 05/03/2021

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Chad Gilchrist 2929 Selena Drive F-90 Nashville TN 37211	New Owner	Tax Parcel ID No. 119-14-0A-090.00-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, **Bradley D. Johnson and Sarah Kathryn Johnson, husband and wife** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Chad Gilchrist, single,** ("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 No. 90, Bldg F, on the Site Plan of Kingswood Condominiums, of record in Plat Book 5200, Page 520, in the Register's Office for Davidson County, Tennessee, together with the undivided percentage interest in the common elements appurtenant to said unit as set forth in Exhibit "C' of the Master Deed establishing Kingswood Condominiums, as amended of record in Book 6058, Page 320, said Register's Office.

Being the same property conveyed to Bradley D. Johnson, unmarried by Warranty deed from Charles A. Petre and wife, Margaret B. Petre of record in Instrument No. 20071205-0140752 Register's Office for Davidson County, Tennessee, dated September 30, 2007 and recorded on December 05, 2007.

Sarah Kathryn Johnson joins in this conveyance for the purpose of conveying all right, title and interest she may have in and to the above described property as spouse of Bradley D. Johnson.

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.

Subject to all matters shown on the Plan of record in Plat Book 5200, Page 520, Register's Office for Davidson County, Tennessee.

The premises herein insured is a condominium apartment established pursuant to the provisions of the Tennessee Horizontal Property Act as the same is set out in Section 66-27-101, et seq., of the Tennessee Code Annotated, and is subject to the provisions and requirements thereof and is subject to the By-Laws for the administration thereof; also subject to the easements, rights and interest in favor of other unit owners, and all sewer, water, electrical, telephone and other utility easements now or hereafter established over, through, or upon the land embracing the regime and buildings thereon; and also including without limitations, all conditions, covenants, restrictions, options, burdens, assessments and other undertakings contained in the Master Deed establishing a Horizontal Property Regime of Kingswood Condominiumsof record in Book 5552, Page 732, amended in Book 6058, Page 320, Register's Office for Davidson County, Tennessee.

Restrictions of record in Book 909, Page 48, amended in Book 919, Page 393, Book 919, Page 628, Book 928, Page 752, Book 946, Page 252, Book 1001, :Page 539, Book 1579, Page 387, and Book 1581, Page 55, in the Register's Office for Davidson County, Tennessee, but omitting any restriction, if any, based on race, color, religion, sex, handicap, familial status, or national origin unless and only to the extent that the restriction (a) is exempt under Title 42 of the United States Code, or (b) relates to handicap but does not discriminate against handicapped persons.

Sewer Easement of record in Book 3645, Page 9, Book 3822, Page 25, Book 4259, Page 977 and Book 4260, Page 332, in the Register's Office for Davidson County, Tennessee.

Charter for HOA of record in Book 6092, Page 579, in the Register's Office for Davidson County, Tennessee.

Easement to Bell South Telecommunications of record in Book 11362, Page 523, in the Register's Office for Davidson County, Tennessee.

Lease Agreement of record in Book 5585, Page 985 and Book 5585, Page 989, in the Register's Office for Davidson County, Tennessee.

By-Laws of record in Book 5552, Page 774, amended in Book 6058, Page 359, in the 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 2929 Selena Drive F-90 Nashville TN 37211

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 25th day of February, 2020.

Bradley D. Johnson

Sarah Kathryn Johnson

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Bradley D. Johnson and Sarah Kathryn Johnson, 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 25th day of February, 2020.

Nathan L. Powers

Notary Public

My Commission Expires: 01/17/21

NATHAN L. POWERS
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY