File 33378-8 Box 14

WARRANTY DEED

Karen Johnson Davidson County
Batch# 430100 DEEDWARR
07/02/2020 12:32:31 PM 2 pgs
Fees: $13.00 Taxes: $1,683.50

20200702-0071846

STATE OF TENNESSEE

COUNTY OF WILLIAMSONTHE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $455,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30TH DAY OF JUNE, 2020.

Notary Public

MY COMMISSION EXPIRES: 5/9/23

(AFFIX SEAL)

COLLEEN WALTERS STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON

THIS INSTRUMENT WAS PREPARED BY
Foundation Title & Escrow Franklin , 7112 Crossroads Blvd, Ste. 100, Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
Duncan Conrad Reynaud and Ann Whitten Reynaud	~~XXXXXXX~~ CapStar Bank	Parcel ID: 155 16 0A 172.00
(NAME) 4909 Traceway Drive	(NAME) 2002 Richard Jones Rd, Suite 300	
(ADDRESS) Nashville, TN 37221	(ADDRESS) Nashville, TN 37215	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I/WE, **Brandt H. Johnson, a single man and Lucinda W. Johnson, a single woman**, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto **Duncan Conrad Reynaud and Ann Whitten Reynaud, husband and wife**, hereinafter called the Grantees, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 187 on the Plan of Traceside Section Seven, of record in Plat Book 9700, Page 423, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description thereof.

Being the same property conveyed to Brandt H. Johnson and wife, Lucinda W. Johnson, by Warranty Deed from Daniel A. Sims and wife, Deborah J. Sims, of record in Instrument No. 20040227-0022529, in the Register's Office of Davidson County, Tennessee, dated February 25, 2004 and recorded on February 27, 2004. Brandt H. Johnson and Lucinda W. Johnson has since been divorced and are now unmarried. Case No. 19D1953.

This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

unimproved ☐
This is improved ☒ property, known as 4909 Traceway Drive, Nashville, TN 37221

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 and assigns forever; and we do covenant with the said Grantees 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 Grantees, 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 our hands this 30th day of June, 2020

Brandt H. Johnson

Lucinda W. Johnson

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State aforesaid, the within-named Brandt H. Johnson and Lucinda W. Johnson, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 30th of June, 2020.

Notary Public

My Commission Expires:

(SEAL)

JOHN HINTON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 01-08-2024