(2) FILE NUMBER
HG 178868-(4)

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

CRT File No. 180114608

Bill Garrett Davidson County
Batch# 60756 DEEDWARR
02/21/2018 10:31:55 AM 2 pgs
Fees: $13.00 Taxes: $1,616.90
20180221-0016403

STATE OF TENNESSEE)
COUNTY OF ~~DAVIDSON~~ Williamson)

The actual consideration or value, whichever is greater, for this transfer is: $437,000.00.

Rhonda S. Hart
Affiant

Subscribed and sworn to before me, this 16th day of February, 2018.

R. W. HARDISON
STATE OF TENNESSEE NOTARY PUBLIC
MAURY COUNTY
My Commission Expires 01-26-2019

Notary Public
My Commission Expires: _____

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Keith A. Bolton 9206 Concord Rd. Brentwood, TN 37027	New Owner	Tax Parcel ID No. 116-03-0-037.00

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, **R. Rick Hart, an unmarried man** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Keith A. Bolton, an unmarried person**, ("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 Lot(s) 3, as shown on the map entitled Bransford Realty Company's Subdivision of part of lots 146, 147 and 145 in Kenner-Manor Land Company's Second Subdivision, of record in Plat Book 421, page 155, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to R. RICK HART, by deed from CLAYTON W. HART, of record in Instrument No. 20070725-0088191, dated July 24, 2007, said Register's Office.

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.

General or special taxes and assessments required to be paid in the year 2018 and subsequent years for Map-Par. 116-03-0-037.00.

Liability for taxes assessed by correction pursuant to the provisions of Tennessee Code Annotated sections 67-5-603, et seq.

Matters shown on the Plan of record in Plat Book 421, page 155, said Register's Office.

Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage of record in Book 3946, page 941, said Register's Office.

Judgment in favor of Jason Ritzen of record in Instrument No. 20161114-0119828, said Register's Office. (Keith A. Bolton)

Federal Tax Lien of record in Instrument No. 20170104-0000876, said Register's Office. (David R. Chase)

This is improved property located at 143 Woodmont Boulevard Nashville TN 37205

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 16th day of February, 2018.

R. Rick Hart

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, R. Rick Hart, 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 16th day of February, 2018.

Notary Public

My Commission Expires: _____

KATE ROSENTHAL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES SEPTEMBER 10, 2018