Bill Garrett Davidson County
Batch# 68078 DEEDWARR
03/13/2018 10:17:30 AM 4 pgs
Fees: $23.00 Taxes: $721.50
20180313-0023512

Prepared by:
Realty Title & Escrow Company, Inc.
5111 Maryland Way, Suite 101
Brentwood, TN 37027

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
The actual consideration or value, whichever is greater, for this transfer is $195,000.00.

Affiant

Subscribed and sworn to before me, this 12th day of March, 2018.

Notary Public
My commission expires: 5/19/2021

JOSEPH WHITE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires

02-1801-50367

Address of New Owner:	**Send Tax Bills to:**	**Tax Information:**
Alma Estela Morelos 5420 Country Dr. Nashville TN 37211	New Owner	162-05-0-134.00

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by th hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereb acknowledged, **Nicholas James Bolan and wife, Sara Paige Price Bolan**, hereinafter referred to a Grantors, have bargained and sold, and do hereby transfer and convey to **Alma Estela Morelos, unmarriec as to an undivided 50% interest (the "Individual Interest"), and Gilberto Martinez Araujo and wife, Aure Morelos Beltran, as tenants by the entirety as to an undivided 50% interest (the "Entirety Interest"), th said Individual Interest and the Entirety Interest, as they related to each other, being held as tenants-in common with the right of survivorship**, hereinafter called the Grantees, their successors and assigns, 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. 211, on the Plan of Section 2, Hickory Valley Subdivision, of record in Book 4175, Page 158, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Nicholas James Bolan and Sara Paige Price, both unmarried by deed from Randall Ray Stoner and wife, Marcia Joslin Stoner, dated November 16, 2007, recorded November 20, 2007, of record in Instrument No. 20071120-0136029, Register's Office for Davidson County, Tennessee.

Further being the same property conveyed to Nicholas James Bolan and wife, Sara Paige Price Bolan by Quitclaim Deed from Nicholas James Bolan and Sara Paige Price, now known as Sara Paige Price Bolan, dated July 21, 2010, recorded July 27, 2010, of record in Instrument No. 20100727-0058779, Register's Office for Davidson County, Tennessee.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is improved property known as 5420 Country Dr., Nashville, TN 37211.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interes thereto belonging to the said Grantees, their heirs, successors and assigns, forever. Grantors covenant witl Grantees that Grantors are lawfully seised and possessed of said land in fee simple, have a good right t convey it, and the same is unencumbered, unless otherwise herein set out. Grantors do further covenant an bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title t said land to 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 an gender shall be applicable to all genders.

WITNESS my hand this 12th day of March, 2018.

Nicholas James Bolan

Sara Paige Price Bolan

STATE OF Arkansas
COUNTY OF Washington

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, **Nicholas James Bolan and Sara Paige Price Bolan**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand in Brentwood, TN, this 12th day of March, 2018.

Notary Public

My Commission expires: May 10, 2024

SHELLY BAILEY
WASHINGTON COUNTY
NOTARY PUBLIC -- ARKANSAS
My Commission Expires May 10, 2024
Commission No. 12398503

WITNESS my hand this 12th day of March, 2018.

Nicholas James Bolan

Sara Paige Price Bolan

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, **Nicholas James Bolan ~~and Sara Paige Price Bolan~~**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand in Brentwood, TN, this 12th day of March, 2018.

Notary Public

My Commission expires: 8/11/20

JULIE DYESS
STATE OF TENNESSEE NOTARY PUBLIC
MONTGOMERY COUNTY
My Commission Expires 08-11-2020

True Copy Certification

I, Amy Tidwell, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of Tennessee

County of Williamson

Personally appeared before me, Joseph White, a notary public for this county and state, Amy Tidwell, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 5-15-2021

{Notary Seal}

