WARRANTY DEED

Karen Johnson Davidson County
Batch# 224169 DEEDWARR
04/30/2019 02:54:30 PM 3 pgs
Fees: $18.00 Taxes: $980.50
20190430-0039999

O-ER-19-103

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $265,000.00

Nicolette Cole
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 26th DAY OF APRIL, 2019.

Notary Public

MY COMMISSION EXPIRES: _____ (AFFIX SEAL)

JENNIFER CHANDLER-COLE STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires JAN. 6, 2020

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Cory Roroya and Jessica Stewart	First Bank	
(NAME)	(NAME)	
103 Hickerson St.	318 Seaboard Lane Suite 205	**044-01-0-012.00**
(ADDRESS)	(ADDRESS)	
Old Hickory, TN 37138	Franklin, TN 37067	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **RONALD E. NOLLNER AND WIFE, BEVERLY W. NOLLNER,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **CORY ROROYA AND JESSICA STEWART, BOTH UNMARRIED,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

LOT 26: Certain real property situated in 4th Civil District of Davidson County, Tennessee, and described as follows, to-wit:

Being Lot No. 26, on the plan of Scenic View Subdivision, according to an unrecorded plan prepared by W. W. Turner Company : Engineers, on September 14, 1948, but not of record. Said Lot is more particularly described as follows:

Starting with a concrete monument at the North end of the return at the Southeast corner of the intersection of Keeton Avenue and Hickerson Street, and running thence the following courses and distances: In a Northeasterly direction along the Northeasterly margin of Hickerson Street, a distance of 173.5 ft. to an Iron Pin on a line between Lots Numbers 27 and 26, and the point of beginning; thence Continuing in a Northeasterly direction along the Northeasterly margin of Hickerson Street a distance of 95 ft. to an iron pin located in the Northeasterly margin of Hickerson Street and on the line between Lot No. 26 and Nashville Industrial Corporation property; thence In a Southeasterly direction along the line between Lot No. 26 and Nashville Industrial Corporation property, a distance of 307.3 ft. to an iron pin located on the center line of a

Fifty (50) ft. wide easement for drainage ditch; thence In a Southwesterly direction along the centerline of said Fifty (50) ft. easement for drainage ditch a distance of 95 ft. to an iron pin on the centerline of said easement and on the line between Lots Numbers 26 and 27; thence In a Northwesterly direction along the line between Lots Numbers 26 and 27 a distance of 306.6 ft. to an iron pin in the Northeasterly margin of Hickerson Street on the line between Lots Numbers 26 and 27 and the point of beginning. Lot No. 26 is subject to and/or reserving a 20ft. wide public utility easement running adjacent to and parallel with the 50ft. easement for drainage ditch described in Calls Numbers 2 and 3 above.

Being the same property conveyed to Ronald E. Nollner and wife, Beverly W. Nollner by Warranty deed from Rebecca Carter Scott, Executrix of The Estate of Margarette Yates Carter, deceased, of record in Instrument No. 20151217-0126882 Register's Office for Davidson County, Tennessee, dated December 15, 2015 and recorded on December 17, 2015. (Value of consideration shown in aforementioned deed $169,500.00.) Being also known as 103 Hickerson St. Old Hickory, Tennessee 37138.

This conveyance is subject to:
- Taxes for the year 2019 and thereafter not yet due and payable.
- Acreage content of the subject property is not hereby insured. Reference to acreage is left in the description merely for convenience in identifying the tract.
- Subject to and/or reserving a 20 ft wide Public Utility Easement as contained in Deed of record in Instrument Number 20151217-0126882, in the Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **103 Hickerson St., Old Hickory, Tennessee 37138**.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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 my/our hand(s) this the 29th DAY OF APRIL, 2019.

Ronald E. Nollner

Beverly W. Nollner

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, RONALD E. NOLLNER, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 29th of April, 2019.

Notary Public
My Commission Expires: _____
(SEAL)

HENRY MILLER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 09-06-2022

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, BEVERLY W. NOLLNER, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 29th of April, 2019.

Notary Public
My Commission Expires: _____
(SEAL)

HENRY MILLER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 09-06-2022

Certificate of Authenticity

I, Jennifer Chandler- Cole 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 DAVIDSON

Personally appeared before me, Maxine J. Rucker, a notary public for this county and state, Jennifer Chandler- Cole 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:_____

MAXINE J. RUCKER
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires JAN. 6, 2020