THIS DOCUMENT PREPARED BY: AND RETURN TO.
Heritage Title & Escrow Company, Inc.
123 5th Avenue North
Franklin, TN 37064
(615) 790-8116

File Number: 19-1955
Parcel ID: 163-07-0A-050.00-C

Property Address:
1902 Wild Oaks Court, Nashville, TN 37013

Karen Johnson Davidson County
Batch# 263068 DEEDWARR
07/29/2019 08:43:17 AM 2 pgs
Fees: $13.00 Taxes: $944.34

20190729-0074100

---Above This Line Reserved For Official Use Only---

Warranty Deed

Send Tax Statements To:
Highlands Res. Mtg
12801 North Central Expressway, Ste 750
Dallas, TX 75243

Address of New Owner:
1902 Wild Oaks Court
Nashville, TN 37013

KNOW ALL MEN BY THESE PRESENTS THAT:

FOR VALUABLE CONSIDERATION of the sum of Ten Dollars ($10.00), cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, We, **ADAM HOLT and LAUREN HOLT, fka LAUREN BARBER, husband and wife,** hereinafter referred to as "Grantors", have this day bargained and sold, and by these presents do hereby transfer and convey unto of **ALLISON MORGAN ULLEIN, a single woman**, hereinafter referred to as "Grantee", the following lands and property, together with all improvements located thereon, lying in the **County of Davidson**, State of Tennessee, to-wit:

Land in Davidson County, Tennessee, being Lot No. 50 on the Plan of the Final Plat of Resubdivision of Lots 1-11, 61-66, 76-95 and 102-132, Ridgeview UDO, Phase One, of record in Plat at instrument No. 20120807-0070420, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to ADAM HOLT and LAUREN HOLT, fka LAUREN BARBER, husband and wife by Deed dated May 15, 2017 from CHRISTOPHER EARL ARTHUR, recorded May 18, 2017, in Instrument Number 201705180049229, in the Official Records of Davidson County, Tennessee.

This is improved property known as, 1902 Wild Oaks Court, Nashville, TN 37013.

TO HAVE AND TO HOLD same unto Grantee, and unto Grantee's heirs and assigns forever, with all appurtenances thereunto belonging.

AND WE DO COVENANT with said Grantee, their heirs, and assigns, that we are lawfully seized and possessed of said property, that we have a good and lawful right to sell and convey the same, and that it is free from any lien or encumbrance whatsoever with the following exceptions:

1. 2019 Davidson County property taxes are a lien not yet due and payable.

2. Subject to the Stormwater Easement of record in Book 6764, page 706 and Book 8757, Page 832, and Instrument Number 20060809-0097641; 20081120-0114320; 20081120-0114360; and, 20090922-0088019 recorded in the official records of Davidson County Recording Office.

3. Subject to the Grant of Easement of record as Instrument Number 20090316-0023090 recorded in the official records of Davidson County Recording Office.

4. Ingress and Egress Easement of record as Instrument Number 20081203-0117279, Register's Office for Davidson County, Tennessee.

5. Declaration of Covenants, Conditions and Restrictions of record as Instrument Number

2008512-0048644; 20120619--0053771; 20140825-0077255; and, 20190315-0023984, Register's Office for Davidson County, Tennessee.

AND WE DO FURTHER COVENANT and bind ourselves, our heirs and assigns, to warrant and defend the title hereto against lawful claims and demands of all persons whomsoever.

IN TESTIMONY WHEREOF, we have hereunto set our signatures, this 25th day of July, 2019.

ADAM HOLT

LAUREN HOLT, fka LAUREN BARBER

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

PERSONALLY appeared before me, the undersigned, a Notary Public in and for said county and state, the within named ADAM HOLT and LAUREN HOLT, fka LARUEN BARBER, with whom I am personally acquainted (or upon sufficient evidence provided) and who acknowledged that they, executed the within instrument for the purposes therein contained as their free act and deed.

WITNESS my hand and official seal this 25th day of July, 2019.

STEPHANIE A GLENN STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

Notary Public

My Commission Expires: 2-4-23

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

I CERTIFY and do hereby swear or affirm that the actual consideration or value, whichever is greater for this transfer is the sum of $255,225.00.

Affiant

SWORN TO and subscribed before me on this 25th day of July, 2019.

TAMMY SEXTON STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY My Commission Expires July 13, 2020

Notary Public

My Commission Expires: