WARRANTY DEED



STATE OF TENNESSEE, COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $320,000.00.

Affiant

Subscribed and sworn to me on 07/26/19.

NOTARY PUBLIC
My Commission Expires: 3/8/2021

THIS INSTRUMENT WAS PREPARED BY:
Rochford Law & Real Estate Title, PLLC
2200 Abbott Martin Road, Suite 201
Nashville, Tennessee 37215
(615)269-7676

NAME/ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP – PARCEL #
Aaron Wolfe Kelsey Wolfe 305 Rose Street Nashville, TN 37210	Renasant Bank 2001 Park Pl. N. Ste. 1250 Birmingham, AL 35203	119 01 0 302.00

FOR AND IN CONSIDERATION of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, Clement Lehman and Katie Bernard, husband and wife, hereinafter called **"GRANTORS,"** have bargained and sold, and by these presents do transfer and convey unto Aaron Lee Wolfe and Kelsey Rebecca Wolfe, husband and wife, hereinafter called **"GRANTEES,"** their successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

> Land in Davidson County, Tennessee, being Lot No. 135 on the Plan of Overhill City, of record in Plat Book 332, Page 21, Register's Office for Davidson County, Tennessee.
>
> Said Lot No. 135 fronts 50 feet on the Southerly side of Rose Street and runs back between parallel lines 150 feet to an alley.
>
> Being the same property conveyed to Clement Lehman and Katie Bernard, husband and wife by Warranty Deed from Andrew Tilghman, married, recorded on the 23rd day of July, 2015 in Instrument No. 20150723-0072077, in the Register's Office of Davidson County, Tennessee.
>
> This is improved property known as 305 Rose Street, Nashville, Tennessee 37210.

The conveyance of the above-described parcel of land is subject to any and all zoning regulations, building restrictions, setback lines, if any, and easements and rights of way for public utilities applicable to this property.

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 successors and assigns, forever, and GRANTORS do covenant with the said GRANTEES they 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 GRANTORS do further covenant and bind themselves, their heirs and assigns, to warrant and forever defend the title to the said land to the said GRANTEES, their successors 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.

Karen Johnson Davidson County
Batch# 263601 DEEDWARR
07/29/2019 02:51:30 PM 2 pgs
Fees: $13.00 Taxes: $1,184.00
20190729-0074519

Witness my hand and official seal on 07/26/19

Clement Lehman

Katie Bernard

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On 07/26/19, before me personally appeared Clement Lehman and Katie Bernard, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described herein and who executed the foregoing instrument, and acknowledged that they executed the same as their free act and deed.

Witness my hand and official seal on 07/26/19

NOTARY PUBLIC

My Commission Expires: _____

JAMES H. ORTALE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires July 6, 2020

True Copy Certification

I, Penny Y. Ray, do hereby make oath that I am a licensed attorney and/or 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.

State of Tennessee

County of Williamson

Personally appeared before me, Christie Perry a notary public for this county and state, Penny Y. Ray who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

CHRISTIE PERRY
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

My Commission Expires: 7/22/2022

Notary Seal (if on paper)