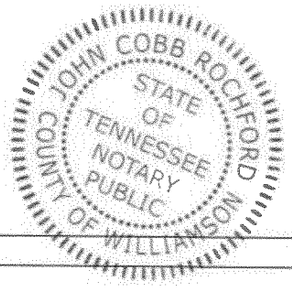
Karen Johnson Davidson County
Batch# 297290 DEEDWARR
10/07/2019 01:01:30 PM 3 pgs
Fees: $18.00 Taxes: $1,664.63
20191007-0102561

WARRANTY DEED



STATE OF TENNESSEE, COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS **$449,900.00**.

Affiant

Subscribed and sworn to me on 10/04/19.

NOTARY PUBLIC
My Commission Expires: 1/29/23

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 #
Sue Anne Humphrey 8177 Middlewick Lane Nolensville, TN 37135	New Owner	186-04-0A-125.00 CO

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, **Christopher Nolen and Melanie Nolen, husband and wife,** hereinafter called **"GRANTORS,"** have bargained and sold, and by these presents do transfer and convey unto **Sue Anne Humphrey, an unmarried woman,** 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 all of Lot No. 418 on the Final Plat of Burkitt Place Phase 2B, of record in Instrument No. 20070222-0021966, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.
>
> Being the same property conveyed to Christopher Nolen and Melanie Nolen, husband and wife by Warranty Deed from Eric A. Palmer, unmarried, recorded on the 13th day of May,2016 in Instrument No. 20160513-0048165, in the Register's Office of Davidson County, Tennessee.

This is **improved** property known as 8177 Middlewick Lane, Nolensville, Tennessee 37135.

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.

Witness my hand and official seal on 10/04/19

Christopher Nolen

Melanie Nolen

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On 10/04/19, before me personally appeared Christopher Nolen and Melanie Nolen 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 10/04/19

NOTARY PUBLIC

My Commission Expires: 1/29/23

JOHN COBB ROCHFORD
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

Certificate of Authenticity

I, John Cobb Rochford, 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, Dianne R. Kirby, a notary public for this county and state, John Cobb Rochford 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: 09-07-21.

Notary's Seal (If on paper)

DIANNE R. KIRBY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY