THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **2002 Richard Jones Rd, Ste 203A** **Nashville, TN 37215** **CRT File No. 191123763**	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $225,000.00. Affiant Subscribed and sworn to before me, this 30th day of December, 2019. Notary Public My Commission Expires: _

VIRGINIA ANDERSON NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY MY COMMISSION EXPIRES NOVEMBER 8, 2021

Karen Johnson Davidson County
Batch# 337044 DEEDWARR
01/02/2020 08:18:09 AM 2 pgs
Fees: $13.00 Taxes: $832.50

20200102-0000050

WARRANTY DEED

Address New Owner: David Caldwell 7025 Cotton Blossom Lane Nashville TN 37221	Send Tax Bills To: New Owner	Tax Information: Tax Parcel ID No. 141 15 0A 016.00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Richard Nokes and Jacqueline Nokes, husband and wife** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **David Caldwell, single man**, ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot No. 80, on the Plan of Rolling River Estates, Section I, of record in Plat Book 4860, Page 27, said Register's Office.

Said Lot No. 80 fronts 99.28 feet on the Northerly side of Cotton Blossom Lane and extends back 174.14 feet on the Westerly line and 184.91 feet on the Easterly line to a dead line in the rear measuring 114.96 feet thereon.

Being the same property conveyed to Richard D. Nokes Et Ux, Jacqueline S. Caldwell, by Warranty Deed from Charles E. McKay, III Et Ux, Sally C. McKay, of record in Book 6080, Page 712, in the Register's Office of Davidson County, Tennessee, dated June 07, 1983 and recorded June 23, 1983.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

County of Davidson taxes for the year 2020 and thereafter, not yet due and payable.

Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann _ 67-5-603, et seq.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of Section I, Rolling River Estates, as recorded in Plat Book 4860, Page(s) 27.

Declaration of Covenants, Conditions and Restrictions recorded in Book 4892, Page 689.

Covenants, Conditions and Restrictions as set forth in Restrictive Covenants recorded in Book 4788, Page 950 and amended in Book 4871, Page 640.

This is improved property located at 7025 Cotton Blossom Lane Nashville TN 37221

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 30th day of December, 2019.

Richard Nokes

Jacqueline Nokes

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Richard Nokes and Jacqueline Nokes, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 30th day of December, 2019.

Notary Public

My Commission Expires: _____

