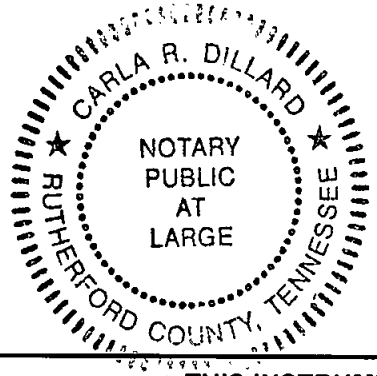
WARRANTY DEED



State of Tennessee
County of Rutherford

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $245,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 10th day of January, 2020

Notary Public

MY COMMISSION EXPIRES: February 08, 2021

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Southeast Title of Murfreesboro, LLC, 805 South Church Street, Suite 11, Murfreesboro, TN 37130

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Aaron Hamm	Aaron Hamm	14809013600
(NAME)	(NAME)	
3913 Creekside Drive	3913 Creekside Drive	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37211	Nashville, TN 37211	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, We, **Charity D. Nolte and Damon A. Nolte wife and husband ,** hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **Aaron Hamm, married,** hereinafter called the GRANTEES, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

BEING Lot No. 53 on the Plan of Locustwood, Section Five, as shown by plat of record in Plat Book 2663, Page 43, of the Register's Office of Davidson County, Tennessee to which plat reference is hereby made for a more complete and accurate description of said lot.

Being the same property conveyed to Charity D. Nolte (now married to Damon A. Nolte) by deed from Scott Edroy Henrikson, dated 7-9-12 of record in Instrument #201207090060295, Register's Office for said County.

unimproved ☐

This is improved ☑ property, known as 3913 Creekside Drive, Nashville, TN 37211
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 heirs and assigns forever; and we do covenant with the said GRANTEES 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 GRANTEES, 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.

Karen Johnson Davidson County
Batch# 349974 **DEEDWARR**
01/28/2020 03:32:15 PM 2 pgs
Fees: $13.00 Taxes: $906.50



20200128-0010312

Witness our hands this 10th day of January, 2020.

Charity D. Nolte

Damon A. Nolte

State of Tennessee
County of Rutherford

Personally appeared before me Charity D. Nolte and Damon A. Nolte, with whom I am personally acquainted, and who acknowledged that they executed the foregoing instrument for purposes therein contained.

WITNESS my hand and seal this 10th day of January, 2020.

Notary Public Carla R. Dillard
My Commission Expires: February 08, 2021

File No.: 1660

