THIS INSTRUMENT WAS PREPARED BY and
PLEASE RETURN TO:

W. AARON FORTNER, PLLC
810 CRESCENT CENTRE DRIVE, SUITE 110
FRANKLIN, TENNESSEE 37067

Karen Johnson Davidson County
Batch# 379659 DEEDWARR
03/31/2020 10:27:14 AM 2 pgs
Fees: $13.00 Taxes: $2,460.50

20200331-0034316

WARRANTY DEED

Address of New Owners:	Send Tax Bills To:	Tax ID No.:
Molly Cate 600 Harpeth Trace Drive Nashville, TN 37221	Churchill Mortgage Corp. 1749 Mallory Ln. Ste. 100 Brentwood, TN 37027	143-02-0A-009.00 CO

For and in consideration of the sum of Ten Dollars, cash paid in hand by the hereinafter named Grantees, and for other good and valuable consideration, the receipt of which is hereby acknowledged, we, **Arthur R. Hummell and Madalyn Hummell, husband and wife**, hereinafter called the Grantors, have bargained and sold, and by these presents do hereby transfer and convey unto **Molly Cate**, **a single woman,** hereinafter called the Grantees, their heirs, successors, and assigns, the following described Real Property in **Davidson County**, State of Tennessee, described as follows, to wit:

Land in Davidson County, Tennessee, being Lot 9, Harpeth Trace Estates, Phase Three, as shown on plan of record in Plat Book 5200, Page 751-753, in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed to Arthur R. Hummell, and Madalyn Hummell, husband and wife, by Warranty Deed from Jason D. Hickok, unmarried, of record on August 27, 2014, at Instrument No. 20140827-0078131, Davidson County Register of Deeds.

This property is commonly known as 600 Harpeth Trace Drive, Nashville, TN 37221.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, Drainage, and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations, and easements of record, (4) any building restrictions, (5) any unrecorded easements, or those imposed by operation of law, and (6) all other matters of public record.

To Have and to Hold the said tract or parcel of land, with the appurtenances, estate, title, and interest thereto belonging to the said GRANTEE, forever. GRANTOR covenants with said GRANTEE that it is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise set out herein. GRANTOR does further covenant and bind itself, its heirs and representatives, to warrant and forever defend the title to the said land to the GRANTEE, its 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 our hands, this 30TH **day of March, 2020:**

Arthur R. Hummell

Madalyn I. Hummell

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 **Arthur R. Hummell** and **Madalyn I. Hummell,** the bargainors, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this 30TH day of March, 2020:

Notary Public

My Commission Expires: 5/31/22

W. AARON FORTNER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

STATE OF TENNESSEE

COUNTY OF Williamson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS **$665,000.00**:

Affiant

SWORN AND SUBSCRIBED TO BEFORE ME, THIS THIS 30 DAY OF March, 2020.

Notary Public

My Commission Expires: 11/27/2023

ELIZABETH LEVSEN
STATE OF TENNESSEE NOTARY PUBLIC
CHEATHAM COUNTY
My Commission Expires 11-27-2023