This document prepared by (and after recording return to):	
Name:	**William Davis, Attorney, P.C.**
Address:	**219 Ward Circle, Ste 6**
City, State, Zip:	**Brentwood, TN, 37027**
Phone:	**615-369-0039**
File Number:	**WWD-3725S**

Karen Johnson Davidson County
Batch# 382467 DEEDWARR
04/07/2020 02:28:22 PM 2 pgs
Fees: $13.00 Taxes: $1,905.50

20200407-0036723

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WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS THAT:

FOR VALUABLE CONSIDERATION OF TEN DOLLARS ($10.00), and other good and valuable consideration, cash in hand paid, the receipt and sufficiency of which is hereby acknowledged, **Alexander R. Nolte and Audrey A. Nolte, husband and wife,** hereinafter referred to as "Grantor", has this day bargained and sold, and by these present does hereby transfer and convey unto **James Messina, Trustee of the James Messina Revocable Trust, dated October 26, 2011, as amended and restated on September 12, 2019**, hereinafter "Grantee", the following lands and property, together with all improvements located thereon, lying in the County of Davidson, State of Tennessee, to-wit:

Land in Davidson County, Tennessee, being Lot No. 94, Phase 2, on the Plan of Hearthstone, of record in Plat Book 5200, page 323, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description of said property.

Being the same property conveyed to Alex Nolte by Special Warranty Deed from Fannie Mae A/K/A Federal National Mortgage Association, dated 08/30/2012 and filed for record on 09/07/2012 in Instrument Number 20120907-0081096, Register's Office for Davidson County, Tennessee. Further being the same property conveyed to Alexander R. Nolte and Audrey A. Nolte, husband and wife, by Quitclaim Deed from Alex Nolte, dated 08/30/2012 and filed for record on 09/07/2012 in Instrument Number 20120907-0081097, Register's Office for Davidson County, Tennessee.

This is improved property also known as 5529 Trousdale Drive, Brentwood, Tennessee, 37027.

Map and Parcel: 16012013600

THIS CONVEYANCE IS SUBJECT to all encumbrances, easements, rights-of-way, restrictive covenants and other matters of public record as may affect the property, all matters of survey, taxes and assessments, and mineral reservations of record, if any but deleting any covenant, condition or restriction indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status or national origin to the extent such covenants, conditions or restrictions violate 42 USC 3604.

TO HAVE AND TO HOLD same unto Grantee, and unto Grantee's assigns forever, with all appurtenances thereunto belonging.

GRANTOR does for Grantor and Grantors' heirs, personal representatives, executors and assigns forever hereby covenant with GRANTEE that Grantor is lawfully seized in fee simple of said premises; that the premises are free from all encumbrances, unless otherwise noted above; that Grantor has a good right to sell and convey the same as aforesaid; and to forever warrant and defend the title to the lands against all claims whatsoever.

WITNESS Grantor's hand this the 3rd day of April, 2020.

Alexander R. Nolte -Grantor

Audrey A. Nolte -Grantor

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Alexander R. Nolte and Audrey A. Nolte, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal this 3rd day of April, 2020.

NOTARY PUBLIC

My Commission Expires: 12/19/2020

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

I/we hereby swear or affirm that the actual consideration for this transfer or the value of the property transferred, whichever is greater, is **$515,000.00** which amount is equal to or greater than that which the property would command at a fair and voluntary sale.

Subscribed and sworn to before me this 3rd day of April, 2020.

Affiant

NOTARY PUBLIC

(SEAL)

My commission Expires: 12/19/2020

Grantee(s) Name, Address:	Send Tax Statement To:
James Messina, Trustee of the James Messina Revocable Trust, dated October 26, 2011, as amended and restated on September 12, 2019	NEW OWNER
5529 Trousdale Drive	SAME
Brentwood, TN 37027	