	STATE OF TENNESSEE **COUNTY OF RUTHERFORD** The actual consideration or value, whichever is greater, for this transfer is **$375,000.00.** Affiant Subscribed and sworn to before me, this 31st day of July, 2020. Notary Public My commission expires:
(Notary Stamp)	KRISTIN L BROWN STATE OF TENNESSEE NOTARY PUBLIC BEDFORD COUNTY

THIS INSTRUMENT PREPARED BY:
Keith H. Solomon, Attorney
SolomonParks Title & Escrow
557 Sam Ridley Pkwy, Smyrna, TN 37167

WARRANTY DEED

Address of New Owner	Send Tax Bills To	Map-Parcel Number
Richard Coles and Stephanie Coles	SAME AS NEW OWNER	**109-01-0A-60.00-C0**
3808 Lakeridge Run		
Nashville, TN 37214		

FOR AND IN CONSIDERATION of the sum of Ten dollars ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, I,

Carl VonHartman, unmarried and Stormi Murtie and husband Roger Murtie

(hereinafter called the "Grantor"), have bargained and sold, and by these presents do transfer and convey unto

Richard Coles and Stephanie Coles, husband and wife

(hereinafter called the "Grantee"), his heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 21 on the Plan of First Revision Phase Three Lakeridge of record in Plat Book 9700, Page 373, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Carl VonHartman, unmarried and Stormi Murtie and husband, Roger Murtie by Warranty deed from Seth Banks, married of record in Instrument No. 20150605-0053084 Register's Office for Davidson County, Tennessee, dated May 29, 2015 and recorded on June 05, 2015.

This is improved property known as **3808 Lakeridge Run, Nashville, TN 37214.**

SP 11/2015

Karen Johnson Davidson County
Batch# 448307 DEEDWARR
08/03/2020 08:41:30 AM 3 pgs
Fees: $18.00 Taxes: $1,387.50
20200803-0084928

TO HAVE AND TO HOLD the said tract of parcel of land, together with any and all appurtenances, estate, title and interest thereto belonging to the said Grantee, his heirs and assigns, forever.

GRANTOR COVENANTS with the said Grantee that he is lawfully seized and possessed of said land in fee simple, has a good right to convey it and the same is unencumbered, except as follows:

1. Real estate taxes for the current year, which have been prorated between the parties herein and assumed by the Grantee.

2. Matters, if any, shown on any applicable Plan of record in the Register's Office for Davidson County, Tennessee.

3. Covenants, conditions, restrictions, reservations and easements, if any, contained in former instruments of record pertaining to subject property.

GRANTOR FURTHER COVENANTS and binds himself, his heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, his 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.

IN WITNESS WHEREOF the Grantor has hereunto executed this instrument on this the 31st day of July, 2020.

Carl VonHartman

Stormi Murtie

Roger Murtie

STATE OF NC
COUNTY OF Buncombe

Personally appeared before me, the undersigned, a Notary Public, in and for said County and State, the within named, Carl VonHartman and Stormi Murtie and Roger Murtie, 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, and who swore to the statements made above and subscribed their name above.

Witness my hand and official seal this 30th day of July, 2020.

Notary Public
My Commission Expires: 8/30/2023

Sean Bowers
NOTARY PUBLIC
BUNCOMBE COUNTY, NC
MY COMMISSION EXPIRES 8-30-23

SolomonParks File No. 20-000256-529

SP 11/2015

True Copy Certification

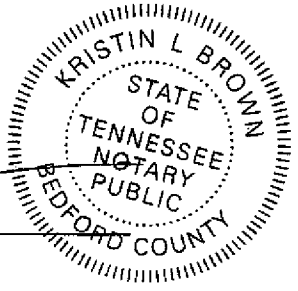
I, Jack E. Gritton II, do hereby make oath that I am a licensed attorney and/ or the custodian of the electronic version of the attached document tendered for registration herewith and that is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of TENNESSEE

County of RUTHERFORD

Personally appeared before me Kristin L. Brown, a notary public for this county and state, Jack E. Gritton II 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: 3-5-23