Prepared By & Return To:
Tennessee Title Services, LLC
7000 Executive Center Dr
290
Brentwood, TN 37027
B20-2049

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $260,000.00

Affiant

Karen Johnson Davidson CountyBatch# 454668 DEEDWARR
08/12/2020 08:41:30 AM 2 pgs
Fees: $13.00 Taxes: $962.00
20200812-0089598

SUBSCRIBED AND SWORN TO BEFORE ME
THIS 6th day of August, 2020

Notary Public

Commission Expires: 4/3/2024

Address of New Owner	Send Tax Bills To:	Map & Parcel
Caleb Joseph Lolley and Logan Rae Mahaffey-Lolley 150 Hardaway Drive Goodlettsville, TN 37072	2701 Wells Fargo Way Minneapolis, MN 55467-8000	033-08-0-068.00

WARRANTY DEED

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE,

Norberto Flores Aguilar, a married man

HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Caleb Joseph Lolley and Logan Rae Mahaffey-Lolley, husband and wife

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:

Land in Davidson County, Tennessee, being Lot No. 307, on the plan of Gatewood Section 2, as shown in Book 3700, Page 144, Register's Office of Davidson County, Tennessee.

Said Lot fronts 75 feet on the Southeasterly side of Hardaway Drive, and extends back 227 feet on the Northeasterly line and 244.8 feet on the Southwesterly line to a dead line and measures 102.40 feet thereon.

Being the same property conveyed to Larry E. Staton and wife, Christine Staton by Warranty Deed from Jones Homes, Inc., dated August 14, 1970 and recorded August 17, 1970 in Book 4439, Page 20, and re-recorded in Book 4441, Page 769, Register's Office of Davidson County, Tennessee. (Value or consideration $18,100.00).

Being the same property conveyed to Josh Terry, Trustee of the 150 Hardaway Drive Trust, by Warranty Deed from Phillip Larry Staton, Penny Mae Hughes, Donald Wayne Staton, and BJ Ward, Steven Ward and Danny Ward, heirs to the Estate of Tammy Gail Ward of record in Instrument No. 20191206-0126062, Register's Office for Davidson County, Tennessee, dated December 04, 2019 and recorded on December 06, 2019. (Value of consideration shown in aforementioned deed $141,000.00.)

Being the same property conveyed to Norberto Flores Aguilar by Warranty Deed from Josh Terry, Trustee of the 150 Hardaway Drive Trust of record in Instrument No. 20191210-0127410, Register's Office for Davidson County, Tennessee, dated December 04, 2019 and recorded on December 10, 2019. (Value of consideration shown in aforementioned deed $135,000.00.) Being also known as 150 Hardaway Drive, Goodlettsville, Tennessee 37072.

This property is not a marital residence and as such is not subject to any homestead, dower or other marital interest as contemplated by T.C.A. 26-2-307, or other similar statute.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

The foregoing legal description is the same as contained in the resource of title shown above.

This is improved property known as: 150 Hardaway Drive, Goodlettsville, TN 37072

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 so 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 uses, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Dated this the 6th day of August, 2020.

Norberto Flores Aguilar

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Norberto Flores Aguilar** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Brentwood, Tennessee this 6th day of August, 2020.

KATHLEEN WILLIAMS
TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

(Notary Seal)

Notary Public
My Commission Expires: 5-23-23

True Copy Certification

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

Tameika Jones

State of Tennessee
County of Williamson

Personally appeared before me, Christie Perry a notary public for this county and state, Tameika Jones who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

My Commission Expires: 7/22/2022

CHRISTIE PERRY
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY