This Instrument Prepared by and Return to:
Bell & Alexander Title Services, Inc.
8110 Isabella Lane, 2nd Floor
Brentwood, TN 37027

STATE OF TENNESSEE
COUNTY OF Rutherford

The actual consideration or value, whichever is greater is $225,000.00.

Affiant

Subscribed and sworn before me this the 13 day of August, 2020.

Notary Public
My commission expires: 12/1/2020

JASON R. JONES
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

Karen Johnson Davidson County
Batch# 457410 **DEEDWARR**
08/14/2020 12:46:07 PM 2 pgs
Fees: $13.00 Taxes: $832.50

20200814-0091334

WARRANTY DEED

Address of New Owner:	Send Tax Bill to:	Tax Information:
HOK Remodeling Group, LLC 8309 Parkfield Dr. Nolensville, TN 37135	New Owner	119-13-0 326.00

For and in consideration of the sum of ten and no/100 dollars ($10.00), cash in hand paid by the hereinafter Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, MIKE CHISHOLM, A MARRIED MAN, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to HOK REMODELING GROUP, LLC, A TENNESSEE LIMITED LIABILTY COMPANY, hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land, together with all tenements, hereditaments and appurtenances thereto located in Davidson County, State of Tennessee, described as follows:

A certain tract or parcel of land situated in Davidson County, State of Tennessee, described as follows, to-wit:

Being Lot No. 9 on the Plan of Pleasant View Subdivision, of Mrs. McCombs' Property, Nolensville Road, as of record in Book 421, page 134, Register's Office for said County.

Said Lot No. 9 fronts 50 feet on the southerly side of McCombs Street (now Morton Avenue) and runs back between parallel lines 174 feet to an alley.

Being the same property conveyed to Mike Chisholm, a married person, by deed from Robert C. Berwanger, dated 05/02/1997, of record in Book 10443, page 173, Register's Office for said County.

Said property is investment property for Mike Chisholm, grantor.

Subject to all Easements and Restrictions of record.

THIS IS IMPROVED PROPERTY KNOWN AS 323 Morton Ave, Nashville, TN 37211.

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, successors and/or assigns, forever. Grantors covenant with Grantees that Grantors 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to said Grantees, their successors, 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.

Witness my hand this the 13th day of August, 2020.

Mike Chisholm

STATE OF TENNESSEE
COUNTY OF Williamson

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Mike Chisholm, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 13th day of August, 2020.

My commission expires:

1/17/21

Notary Public

MARK BELL
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY