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# 458699 DEEDWARR
08/18/2020 09:53:30 AM 3 pgs
Fees: $18.00 Taxes: $1,757.50
20200818-0092554

WARRANTY DEED

Address of New Owners:	Send Tax Bills To:	Tax ID No.:
Peter Hartung and Nancy Hartung 426 Patterson Street Nashville, TN 37211	New Owner	133-01-0-093

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, I, **Alec Clark Hannah, unmarried**, hereinafter called the Grantor, have bargained and sold, and by these presents do hereby transfer and convey unto **Peter Hartung and Nancy Hartung, Husband and Wife**, hereinafter called the Grantees, their heirs 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 No. 52, as shown on the map entitled Patterson's Subdivision of Maple Hill, of record in Plat Book 332, Page 75, Register's Office for said County, to which reference is made for a more complete description.

Being the same property conveyed to Alec Clark Hannah, a single man and Michael John Hesse, a married man, as joint tenants with right of survivorship, by Warranty Deed from Eljay Builders, LLC, of record on October 23, 2017, at Instrument No. 20171023-0107936,and further being the same property conveyed to Alec Clark Hannah by Quit Claim Deed from Michael John Hesse, a married man, of record in Instrument No. 20200818-0092333 Davidson County Register of Deeds.

This property was never the marital residence of the grantor Michael John Hesse or his spouse.

This is property commonly known as 426 Patterson Street Nashville, TN 37211.
Note that a street address is not part of a legal description.

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 my hand, this 14th **day of August, 2020**:

Alec Clark Hannah

STATE OF Colorado

COUNTY OF Denver

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Alec Clark Hannah,** the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that said bargainor executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this 14th day of August, 2020:

Sharon Marie Dorcas
Notary Public

My Commission Expires: 04/27/2024

SHARON MARIE DORCAS
NOTARY PUBLIC
STATE OF COLORADO
Notary ID 20204015060
My Commission Expires April 27, 2024

STATE OF Colorado

COUNTY OF Denver

THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS **$475,000.00**:

Alec Clark Hannah
Affiant

SWORN AND SUBSCRIBED TO BEFORE ME, THIS THIS 14th. DAY OF August, 2020.

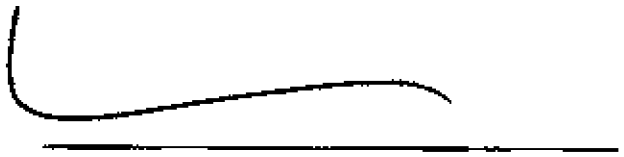
Sharon Marie Dorcas.
Notary Public

My Commission Expires: 04/27/2024.

SHARON MARIE DORCAS
NOTARY PUBLIC
STATE OF COLORADO
Notary ID 20204015060
My Commission Expires April 27, 2024

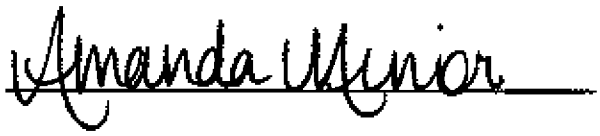
Certification of Authenticity
for Electronically Filed Document

I, **W. Aaron Fortner**, 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 this is a true and correct copy of the original document executed and authenticated according to law.



State of Tennessee)
)
County of Williamson)

Personally appeared before me, **Amanda Minor**, a notary public for this county and state, **W. Aaron Fortner**, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.



MY COMMISSION EXPIRES: 12.12.20

NOTARY'S SEAL:

