NEW OWNER:
Cena Bolton
180 Cobblestone Place Drive
Goodlettsville, TN 37072

SEND TAX BILLS TO:

CMG Mortgage, Inc. dba CMG Financial
3160 Crow Canyon Road, Suite 400
San Ramon, CA 94583

THIS INSTRUMENT PREPARED BY:

TRESSLER & ASSOCIATES, PLLC
Attorneys at Law
212 North Castle Heights Avenue
Lebanon, TN 37087

FILE NO: 20-333

MAP & PARCEL
034 01 0F 041.00

Space for Recorder's Stamp

Karen Johnson Davidson County
Batch# 468363 **DEEDWARR**
09/02/2020 10:35:01 AM 3 pgs
Fees: $18.00 Taxes: $747.40

20200902-0099712

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **TWO HUNDRED FOUR THOUSAND NINE HUNDRED AND 00/100 DOLLARS ($204,900.00)** cash in hand paid, the receipt of which is hereby acknowledged, **Benjamin Little, unmarried man** ("Grantors") has this day bargained and sold and by these presents does hereby transfer and convey unto **Cena Bolton, single** ("Grantees"), her successors and assigns, forever, the following tract or parcel of land, situated and lying in Davidson County, Tennessee, bound and described as follows, to-wit:

A certain townhome located in Davidson County, Tennessee, being Unit No.41 of Cobblestone II Townhomes established pursuant to the provision of the Tennessee Horizontal Property Act as the same is set out in Section 66-27-101, et seq. of the Tennessee Code Annotated under the Declaration of Covenants, Conditions and Restrictions for Cobblestone II Townhomes of record in Instrument No. 20160401-0031281, as corrected by Scrivener's Affidavit of record in Instrument No. 20170501-0042305 Register's office of Davidson County, Tennessee, and subject to the provisions and requirements thereof, and the By-Laws for the administration thereof, and all easements, rights, and interests in favor of other unit owners, and all sewer, water, electrical, telephone, and other utility easements now ore hereafter established over, though, or upon the land embracing the regime and the buildings thereof, said Unit Being depicted on Exhibit B to said Declaration of Covenants, Conditions and Restrictions; together with a percentage interest in the common elements and voting percentage as set forth in said Declaration of Covenants, Conditions and Restrictions.

Being the same property conveyed to Benjamin Little, Unmarried Man by Warranty Deed from

MID-TN Capital, LLC of record in Instrument No. 20171011-0104473 Register's Office for Davidson County, Tennessee, dated October 10, 2017 and recorded on October 11, 2017.

Being also known as 180 Cobblestone Place Drive, Goodlettsville, Tennessee 37072.

TO HAVE AND TO HOLD said property, together with any and all appurtenances and improvements thereunto, belonging to the said Grantees, their heirs and assigns, in fee simple, forever.

GRANTORS covenant with said Grantees that Grantors are lawfully seized and possessed of said property; that Grantors have a good and lawful right to make this conveyance; that the same is free, clear and unencumbered, except as noted herein; and Grantors will forever warrant and defend the title thereto against the lawful claims of all persons whomsoever.

THIS CONVEYANCE is made subject to all visible easements, rights-of-way, and any and all restrictions, existing roadways, easements and rights-of-way of record.

POSSESSION shall be given with deed.

PROPERTY TAXES for the current year shall be prorated.

IN WITNESS WHEREOF, Grantors have executed or caused this instrument to be executed by its duly authorized representative, this 31 day of August, 2020.

Benjamin Little

STATE OF OHIO

COUNTY OF Pickaway

Personally appeared before me, the undersigned authority, a notary public in and for the state and county aforesaid, Benjamin Little, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at office this 31st day of August, 2020.

NOTARY PUBLIC

My commission expires: 3-31-24

NOTARY SEAL STATE OF OHIO

Brandi Reynard
Notary Public, State of Ohio
My Commission Expires 3-31-24
Section 147.03 R.C.

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The actual consideration or value, whichever is greater, for this transfer is $**202,000.00**.

AFFIANT

Sworn to and subscribed to before me this 31st day of August, 2020.

My commission expires: 11/22/2021

NOTARY PUBLIC

SARAH M TROUPE
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF SUMNER
My Comm. Expires

PLEASE RETURN TO:

WARRANTY TITLE INSURANCE CO

120 ANDERSON LANE

HENDERSONVILLE, TN 37075