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 $250,000.00.

Affiant

Subscribed and sworn before me this the 21 day of September, 2020.

Notary Public
My commission expires: 12/1/2020

JASON R. JONES
STATE OF TENNESSEE
NOTARY PUBLIC
RUTHERFORD COUNTY

Karen Johnson Davidson County
Batch# 480351 DEEDWARR
09/22/2020 10:20:22 AM 2 pgs
Fees: $13.00 Taxes: $925.00

20200922-0108516

# WARRANTY DEED

| Address of New Owner: | Send Tax Bill to: | Tax Information: |
|---|---|---|
| Nicholas Conrad Holzer and Rebekah Lynn Reece<br>315 Maple Street<br>Madison, TN 37115 | Caliber Home Loans, Inc.<br><br>1525 S. Belt Line Road<br>Coppell, TX 75019 | 043-13-0 105.00 |

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, LATOYA HARVELL AND MARCELL HARVELL, HUSBAND AND WIFE, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey NICHOLAS CONRAD HOLZER, A SINGLE MAN AND REBEKAH LYNN REECE, A SINGLE WOMAN, AS TENANTS IN COMMON WITH RIGHTS OF SURVIVORSHIP, 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:

Land in Davidson County, Tennessee, being Lot No. 16 on BLOCK "C" on the Plan of FOREST PARK SUBDIVISION, of record in Plat Book 843, Page 44, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Said Lot No. 16 fronts 50 feet on the Northerly side of Maple Street and runs bank between parallel lines 150 feet to a dead line in the rear.

Being the same property conveyed to Marcell Harvell and wife, Latoya Harvell, by deed from Country Club Investors, LLC, dated 03/30/2017, of record in Instrument No. 20170405-0033293, said Register's Office.

Subject to all Easements and Restrictions of record.

THIS IS IMPROVED PROPERTY KNOWN AS 315 Maple Street, Madison, TN 37115.

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 21 day of September, 2020.

Latoya Harvell

Marcell Harvell

STATE OF TENNESSEE
COUNTY OF Williamson

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Latoya Harvell and Marcell Harvell, 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 21 day of September, 2020.

My commission expires: 9/18/22

Notary Public

CAVAN MCCANN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
MY COMMISSION EXPIRES SEPTEMBER 18, 2022