BOX 10-B	STATE OF TENNESSEE COUNTY OF DAVIDSON THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$215,000.00** Affiant SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 10TH DAY OF NOVEMBER, 2020 Notary Public MY COMMISSION EXPIRES: **MAY 2,2022** (AFFIX SEAL)

COUNTY OF DAVIDSON — DEBORAH J. COHEN — STATE OF TENNESSEE NOTARY PUBLIC

THIS INSTRUMENT WAS PREPARED BY
COHEN & COHEN, ATTORNEYS AT LAW, 4908 CHARLOTTE AVENUE, NASHVILLE, TN 37209

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
KRISTOFER M. NONN, ET UX	**CARDINAL FINANCIAL COMPANY, LIMITED PARTNERSHIP DBA PEOPLES HOME EQUITY**	**078-00-0-023.00**
(NAME) **4502 OLD HICKORY BLVD.**	(NAME) **3701 ARCO CORPORATE DRIVE, SUITE 200**	
(ADDRESS) **NASHVILLE, TN 37218**	(ADDRESS) **CHARLOTTE, NC 28273**	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

Karen Johnson Davidson County
Batch# 515586 **DEEDWARR**
11/12/2020 03:41:26 PM 2 pgs
Fees: $13.00 Taxes: $795.50
20201112-0133736

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, **WE, KEVIN T. SEALE AND WIFE, MOLLY THORESON SEALE,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO, **KRISTOFER M. NONN AND HELEN L. NONN, HUSBAND AND WIFE,** HEREINAFTER CALLED THE GRANTEE, HIS HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **DAVIDSON** COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

A tract of land in the 13th Civil District of Davidson County, Tennessee, described according to a survey made by Hickerson and Hickerson, Engineers, August 18, 1964, as follows:

Beginning at a point on the easterly margin of Old Hickory Boulevard, said point being 1624 feet South from a point in the southern boundary line of the property conveyed to Joe W. Collier, et al, of record in Book 3571, page 89, Register's Office for said County; thence North 49 deg. 30 min. East 1440 feet; thence South 28 deg. 30 min. East 245 feet; thence South 54 deg. 30 min. West 1445.5 feet to the easterly margin of Old Hickory Boulevard; thence with the same, North 18 deg. 15 min. West 125 feet to the beginning.

Being the same property conveyed to Kevin T. Seale and wife, Molly Thoreson Seale, by deed from Jeremy Heidt, married, of record as Instrument No. 20091216-0114616, dated December 8, 2009, said Register's Office.

This conveyance is subject to Restrictive Covenants of record in Book 3830, page 633; Sewage Soil Absorption System Letter of record in Book 5590, page 760; and any and all other easements, restrictions and conditions which may affect said property of record in the Register's Office for Davidson County, Tennessee.

Unimproved ( )
This is improved(X) property, known as **4502 OLD HICKORY BLVD., NASHVILLE, TN 37218**
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 do 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 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 our hands this 10TH day of November, 2020.

KEVIN T. SEALE

MOLLY THORESON SEALE

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Kevin T. Seale and wife, Molly Thoreson Seale**, the bargainors, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office, this 10TH day of November, 2020.

My commission expires: **May 2, 2022**

Notary Public

