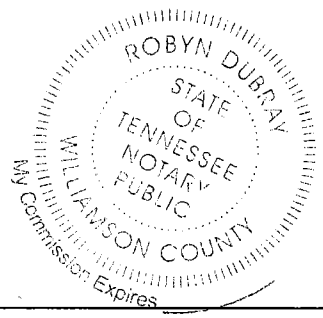
WARRANTY DEED



STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $272,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE __day December 2020..

Notary Public

MY COMMISSION EXPIRES: 2/15/2021

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Sidwell & Barrett, PC
Stewart Title Company Tennessee Division, 121 1st Ave S, Ste 200, Franklin, TN 37064-6300

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Brian C Bolling	SWBC	05700007800
(NAME)	(NAME)	
4642 Cato Road	9311 San Pedro #100	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37218	San Antonio, TX 78216	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

Karen Johnson Davidson County
Batch# 546351 DEEDWARR
01/05/2021 10:20:30 AM 3 pgs
Fees: $18.00 Taxes: $1,006.40
20210105-0001385

For and in consideration of the sum of ten dollars, cash in hand paid by the hereinafter named GRANTEE(S), and other good and valuable considerations, the receipt of which is hereby acknowledged, I/we **Angela D. Nimmo,** hereinafter called the GRANTOR(S), has/have bargained and sold, and by these presents do transfer and convey unto **Brian C Bolling, an unmarried man**, hereinafter called the GRANTEE(S), his/her/their 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, being designated as Tract No. 6 on a survey by Hickerson and Hickerson, Engineers, May 9, 1966, as follows:

Beginning on the northerly margin of Cato Road at a point being 612 feet northwesterly from the southwest corner of the property conveyed to Donald R. Carney and wife, by Deed from Inez Henderson, of record in Book 3820, Page 478, Register's Office for said County; thence North 28 degrees 55' East 1490 feet; thence North 34 degrees 50' West 160 feet; thence South 28 degrees 55' West 1530 feet to the northerly margin of Cato Road; thence with the same South 49 degrees 40' East 150 feet to the beginning.
Being the same property conveyed to Angela D. Nimmo, and husband, Steven F. Hamblen by Warranty Deed from Jimmie B. Waters, Unmarried, dated 03/29/2005 and recorded 03/30/2005, of record in Instrument 200503300034534, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Angela D. Nimmo by Quitclaim Deed from Steven F. Hamblen, dated 08/28/2007 and recorded 09/11/2007, of record in Instrument 200709110108895, Register's Office for Davidson County, Tennessee.

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) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☒ 4642 Cato Road, 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 GRANTEE(S), his/her/their assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), his/her/their 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.

Effective the 29 Day December 2020.

Angela D. Nimmo

State of Tennessee
County of Rutherford

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Angela D. Nimmo, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the person(s) described herein, and who acknowledge that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and Official seal this 29 day December 2020.

Notary Public:
My Commission Expires: 2/15/2021

RETURN TO:
Stewart Title Company Tennessee Division
1630 NW Broad St., Suite 100
Murfreesboro, TN 37129

ROBYN DUBRAY
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires

CERTIFICATE OF AUTHENTICITY

I, Christopher R. Jackson, 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.

Attorney or Custodian

Stewart Title Company

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Personally appeared before me, Jill L Swicegood, a notary public in and for the aforesaid county and state, the within named Christopher R. Jackson, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.



(SEAL)

Notary Public

My Commission Expires: July 9, 2022

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