WARRANTY DEED

Davidson County DEEDWARR
Recvd: 06/23/06 10:51 2 pgs
Fees:13.00 Taxes:592.00
20060623-0075084

STATE OF TENNESSEE
COUNTY OF SUMNER

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $160,000.00

x Melissa Kapla
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 14th day of June, 2006.

Melissa D. Rogers
Notary Public

MY COMMISSION EXPIRES: 3/24/09
(AFFIX SEAL)

MELISSA D. ROGERS STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

THIS INSTRUMENT WAS PREPARED BY
Warranty Title Insurance Company, Inc., 379 East Main Street
Hendersonville, Tennessee 37075

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Steven Kapla	Wilmington Finance Inc.	
(NAME)	(NAME)	
1107 Richmond Drive	401 Plymouth Road	61-7-73
(ADDRESS)	(ADDRESS)	
Nashville, TN 37216	Plymouth Meeting, PA 19462	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	File No.: 20060028

For and 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, **I, Sherry S. Brown, unmarried**, hereinafter called the GRANTOR, have bargained and sold, and by these presents do transfer and convey unto **Steven Kapla and Melissa Kapla**, hereinafter called the GRANTEES, **their** heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit. :

SEE ATTACHED EXHIBIT A

unimproved ☐

This is improved ☒ property, known as 1107 Richmond Dr., Nashville, TN 37216
(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 I do covenant with the said GRANTEES that I am 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 I do further covenant and bind myself, my 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 any gender shall be applicable to all genders.

It is expressly agreed by the parties hereto that all taxes for the current year shall be prorated between them as of the date of this deed.

This conveyance is expressly made subject to reservations, restrictions, easements, covenants and conditions contained in former instruments of record pertaining thereto and to all easements and encroachments apparent from an inspection of the property.

Witness my hand this 14th day of June, 2006.

Sherry S. Brown
Sherry S. Brown

STATE OF TENNESSEE

COUNTY OF SUMNER

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within Sherry S. Brown, unmarried, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that Sherry S. Brown, unmarried executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 14th day of June, 2006.

Commission expires: 3/24/09

MELISSA D. ROGERS STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY, TN

Melissa D. Rogers
Notary Public

EXHIBIT A

Land in the 11th formerly the 18th Civil District of Davidson County, Tennessee, being Lot No. 4 and a small portion out of the northeast corner of Lot No. 3 on the Map of Section 1, in King's Subdivision, described according to a survey made by JNO Barryan, on July 1, 1945, as follows:

Beginning on the northerly margin of Richmond Drive at the point of 366.6 feet more or less, east of the easterly margin of Gallatin Pike, being the common corner of Lots Nos. 3 and 4; thence with the line between said two lots, northwardly 168 feet, to a point 57 feet south of the northeast corner of Lot No. 3; thence Westwardly 7 feet; thence northwardly 57 feet to the north line of Lot No. 3; thence with the north line of Lots 3 and 4, eastwardly 77 feet to the common corner of Lots Nos. 4 and 5; thence with the lines between said lots, southwardly 225 feet to the northerly margin of Richmond Drive; thence with the northerly margin of said Drive, Westwardly 70 feet to the point of beginning.

Property commonly known as: 1107 Richmond Drive, Nashville, Davidson County, Tennessee.

BEING all of the same property conveyed to Sherry S. Brown, unmarried by Warranty Deed from George I. Rooker, Jr., unmarried, dated June 15, 1999 of record in Book 11535, Page 848, Register's Office for Davidson County, Tennessee.