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| **THIS INSTRUMENT PREPARED BY:**<br>**Chapman & Rosenthal Title, Inc.**<br>**3817 Bedford Avenue**<br>**Suite 140**<br>**Nashville, Tennessee 37215**<br><br>**CRT File No. 07090384**<br><br>**SIDWELL & BARRETT, P.C.**<br>**121 1st Avenue South, Suite 200**<br>**Franklin TN 37064**<br><br>TONJA BARRON STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY | STATE OF TENNESSEE )<br>COUNTY OF DAVIDSON )<br><br>The actual consideration or value, whichever is greater, for this transfer is: $146,000.00.<br><br>Affiant<br><br>Subscribed and sworn to before me, this 1st Day of October, 2007 .<br><br>Notary Public<br>My Commission Expires: 1-20-09 |

## WARRANTY DEED

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| Address New Owner:<br>Jonas L. Applegate and Andrea M. Applegate<br>1512 Pointer Court<br>Antioch TN 37013 | Send Tax Bills To:<br>New Owner | Tax Information:<br>Tax Parcel ID No.<br>172-8A-154.00CO |

**FOR AND IN CONSIDERATION** of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **David K. Nivens, a single person** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Jonas L. Applegate and Andrea M. Applegate, husband and wife**, ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot 154, SECTION ONE, HUNTERS BRANCH, a Planned Unit Development, as shown on plat of record in Plat Book 6250, Page 513, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property. Being the same property conveyed to David K. Nivens, unmarried by Warranty Deed from Chrissa J. Duke, now Chrissa J. Duke Walsh, recorded on the 29th day of June, 2005 in Instrument No. 20050629-0074818, in the Register's Office of Davidson County, Tennessee.

This is improved property located at 1512 Pointer Court Antioch TN 37013

**TO HAVE AND TO HOLD** said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

**IN WITNESS WHEREOF**, Grantor has executed this instrument on this 1ST Day of October, 2007.

David K. Nivens

Davidson County DEEDWARR
Recvd: 10/03/07 12:23 2 pgs
Fees:13.00 Taxes:540.20
20071003-0117919

STATE OF TENNESSEE )
COUNTY OF DAVIDSON )

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, David K. Nivens, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 1st day of October, 2007 .

Notary Public

My Commission Expires: 11/22/10

