SPECIAL WARRANTY DEED

CHARLOTTE A. BETHEL NOTARY PUBLIC AT LARGE CHEATHAM CO., TENN.

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $31,200.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 5th DAY OF April 2010

Charlotte A. Bethel
Notary Public

MY COMMISSION EXPIRES: 6-5-12
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Resource Title Agency, Inc. (Tennessee Division)
2630 Elm Hill Pike #350
Nashville, TN 37214
615-782-8115

BILL GARRETT, Davidson County
Trans:T20100021921 DEEDWARRSP
Recvd: 04/13/10 14:16 4 pgs
Fees:23.00 Taxes:115.44
20100413-0027896

RT10923

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Brenda K Apple	Brenda K. Apple	029-00-0 182.00
(NAME) 3860 Cantarutti Road	(NAME)	
(ADDRESS)	(ADDRESS) 415 Brock Rd.	
Joelton TN 37080	Charlotte, TN. 37036	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF ALL WHICH IS HEREBY ACKNOWLEDGED, BY THE GRANTOR, Homesales, Inc., SAID GRANTOR DOES HEREBY BARGAIN, SELL, TRANSFER AND CONVEY UNTO Brenda K Apple, single.

AND THEIR HEIRS OR ASSIGNS, SUBJECT TO COVENANTS AND RESTRICTIONS OF RECORD AND MATTERS AN ACCURATE SURVEY WOULD REVEAL, THAT CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Real estate located in the 14th District of Davidson County, Tennessee, described as follows:

Beginning at a concrete monument (old) located in the north margin of Cantarutti Road, said point being the west corner of Brian David Spain as of record in deed book 164, page 118, R. O.D.C., the north east corner of this tract; thence with said north margin South 60 degrees 04 minutes 17 seconds West 417.85 feet to an iron rod (new), being the north east corner of a reserve tract, the south west corner of this tract; thence leaving the north margin of said road along the north line of said reserve tract and the north line of Jerry E. and Nachilab A. Harris as of record in deed book 20070516-0058442 R.O.D.C., North 81 degrees 56 minutes 03 seconds West 317.22 feet to an iron post (old), said point being the north west corner of Harris the north east corner of William R. Langdon as of record in deed book 5637, page 444, R.O.D.C., the south line of this tract; thence continuing along Langdon's north line North 88 degrees 00 minutes 00 seconds West 433.81 feet to an iron rod next to marked tree along a creek bank; thence with said creek bank the west line of this tract North 7 degrees 11 minutes 03 seconds East 260.32 feet to a concrete monument (old) the north west corner of this tract; the south west corner of Brian David Spain; thence with Spain's south line South 81 degrees 08 minutes 14 seconds East 1112.73 feet to the point of beginning. Survey by R.L. Montoya-Land Surveying dated March 19, 2010, RLS No. 697. Copy of said survey being attached hereto as Exhibit A.

Being the same property conveyed to Homesales, Inc. by Trustee's Deed from Shellie Wallace as Successor Trustee dated November 9, 2009 and recorded November 16, 2009 in Instrument Number 20091116-0105241, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS SUBJECT TO: 1) Current years taxes which have been prorated and assumed by the Grantee(s); 2) All restrictions of record; 3) All easements of record; 4) All visible easements; 5) All matters appearing on the plan of record; 6) All applicable government and zoning regulations.

unimproved ☐
This is improved ☒ property, known as 3860 Cantarutti Road Joelton 37080
(House Number, (Street)) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD said tract or parcel of land, together with the appurtenances, estate, title and interest thereto belonging, unto said Grantee Brenda K Apple, and his/her/their assigns, forever.

Said Homesales, Inc., warrants the title to said property against the claims of all persons claiming, or to claim the same or any part thereof, by, through or under the said Grantor, but not otherwise.

See Attachment

IN WITNESS WHEREOF, the said Homesales, Inc., has executed this deed this 30th day of March, 2010

Homesales, Inc.

Linda Rice

By Linda Rice
Asst. Vice President

STATE OF _____

COUNTY OF _____

Personally appeared before me, the undersigned, a Notary Public in and for the State and County aforesaid, _____, known to me or satisfactorily proven (on the basis of satisfactory evidence) to be and acknowledges him/herself to be the _____ of _____, the Attorney in Fact of said Homesales, Inc., the within named bargainor, and that he/she as such _____, being authorized so to do, executed the foregoing instrument for the purposed therein contained and acknowledged that he/she execute the same by Limited Power of Attorney of record in Instrument Number _____ Register's Office for Davidson County, Tennessee.

Witness my hand and Notarial Seal this 30th day of March, 2010

_____
Notary Public

My Commission expires: _____

RETURN TO:

2630 Elm Hill Pike #350
Nashville, TN 37214
Phone: 615-782-8115 Fax: 615-782-8118

RT10923

ACKNOWLEDGMENT

State of California
County of San Diego)

On March 30, 2010 before me, Christina Odell, Notary Public
(insert name and title of the officer)

Linda Rice
Asst. Vice President

personally appeared _____,
who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature _____ (Seal)

CHRISTINA ODELL
Commission # 1819976
Notary Public - California
San Diego County
My Comm. Expires Oct 27, 2012

Exhibit A

SURVEYOR'S CERTIFICATE

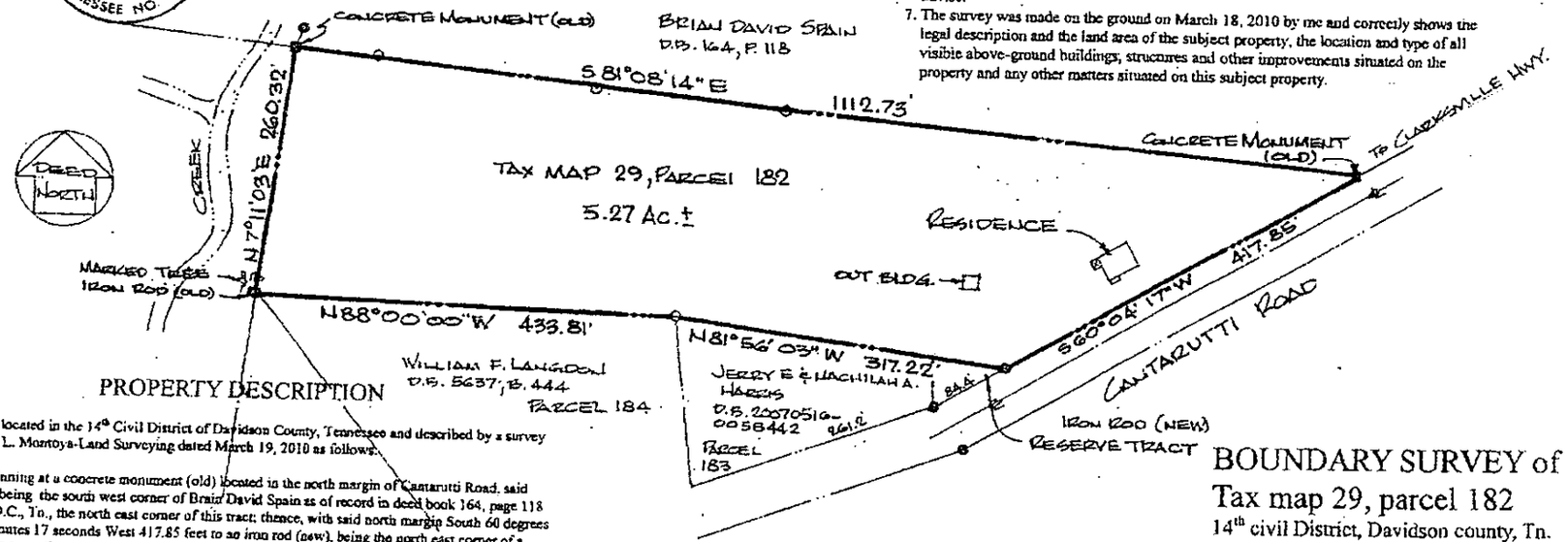
I HEREBY CERTIFY THAT THIS REPRESENTS A CATEGORY 2 URBAN LAND SURVEY WITH A RATIO OF PRECISION OF AT LEAST 1:7500 AS SHOWN HEREON AND THAT THIS SURVEY IS TRUE AND CORRECT TO THE BEST OF MY BELIEF AND KNOWLEDGE.

BY: _____ DATE: 03/19/10

REGISTERED LAND SURVEYOR — TENNESSEE NO. 697

SURVEYORS NOTES:

1. Subject property is shown as Parcel 182, On Davidson County tax map 29.
2. Subject property is zoned RS40, single family.
3. By graphic plotting and scaled map location, this property lies within flood zone "x" which is not within an area of flood inundation by current Federal Emergency Management Agency Maps which make up a part of the National Flood Insurance Administration Report as shown on Flood Insurance Rate Map for Metropolitan Nashville Davidson County, Tennessee Map Number 47037C0100 F, which bear an effective date of April 20, 2001.
4. The subject property has direct access to Cantarutti Road.
5. All distances were measured with E.D.M. equipment and have been adjusted for temperature.
6. There are no visible easements or right of ways of which the undersign has been advise.
7. The survey was made on the ground on March 18, 2010 by me and correctly shows the legal description and the land area of the subject property, the location and type of all visible above-ground buildings, structures and other improvements situated on the property and any other matters situated on this subject property.



PROPERTY DESCRIPTION

Land located in the 14th Civil District of Davidson County, Tennessee and described by a survey by R. L. Montoya-Land Surveying dated March 19, 2010 as follows:

Beginning at a concrete monument (old) located in the north margin of Cantarutti Road, said point being the south west corner of Brain David Spain as of record in deed book 164, page 118 R.O.D.C., Tn., the north east corner of this tract; thence, with said north margin South 60 degrees 04 minutes 17 seconds West 417.85 feet to an iron rod (new), being the north east corner of a reserve tract, the south west corner of this tract; thence, leaving the north margin of said road along the north line of said reserve tract and the north line of Jerry E. and Nachilah A. Harris as of record in deed book 20070516-0058442 R.O.D.C., Tn. North 81 degrees 56 minutes 03 seconds West 317.22 feet to an iron post (old), said point being the north west corner of Harris, the north east corner of William F. Langdon as of record in deed book 5637, page 444 R.O.D.C., Tn., the south line of this tract; thence continuing along Langdon's north line North 88 degrees 00 minutes 00 seconds West 433.81 feet to an iron rod next to marked tree along a creek bank; thence, with said creek bank, the west line of this tract North 7 degrees 11 minutes 03 seconds East 260.32 feet to a concrete monument (old) the north west corner of this tract, the south west corner of Brain David Spain; thence, with Spain's south line South 81 degrees 08 minutes14 seconds East 1112.73 feet to the point of beginning, containing 5.27 acres more or less.

Scale: 1" = 100'

March 19, 2010

BOUNDARY SURVEY of Tax map 29, parcel 182

14th civil District, Davidson county, Tn.

PREPARED BY:
R.L. Montoya- Land Surveying
1105 Old Dickerson Pike
Goodlettsville, Tn. 37072
Phone: (615) 347-1210
E-Mail: Montoya@coldwellbanker.com