WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20120075318 DEEDWARR
Recvd: 10/04/12 09:43 2 pgs
Fees:13.00 Taxes:828.80
20121004-0090877

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $224,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS **28th** day of **September, 2012**

Notary Public

MY COMMISSION EXPIRES: 3/15/15
(AFFIX SEAL)

DEBRA PAULSSON NOTARY PUBLIC STATE OF TENNESSEE WILSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Foundation Title & Escrow Series, LLC, 2672 North Mount Juliet Road, Suite C, Mount Juliet, TN 37122

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Jonathon Kingham and Heather Applegate	PrimeLending, A PlainsCapital Company	06107026700
(NAME)	(NAME)	
1012 Calvert St	18111 Preston Road #900	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37216	Dallas, TX, 75252	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

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, I/WE, **Kara Y. Kindall and John C. Kindall, husband and wife,** hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Jonathon Kingham, and Heather Applegate, husband and wife**, 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: * Jonathan

Land in Davidson County, Tennessee, being Lot No. 36, on the Plat of I. C. McMahan's Subdivision of Maplewood Lands, of record in Book 547, page 78, Register's Office for said County,

Said Lot No. 36 fronts 100 feet on the south side of Calvert Avenue and runs back between parallel lines 296 feet to a dead line.

Being the same property conveyed Kara Y. Kindall and husband, John C. Kindall by Quitclaim Deed from Kara Y. Kindall and husband, John C. Kindall, dated September 26, 2011 of record in Instrument No 20110926-0074247, Register's Office of Davidson County, Tennessee. Previously being the same property conveyed to Kara Y. Kindall and husband, John C. Kindall, by deed from Ira Lois Henneman, dated November 30, 2001 of record in Instrument No. 20011205-0133902, Register's Office of Davidson County, Tennessee.

This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

unimproved ☐
This is improved ☑ property, known as 1012 Calvert St, Nashville, TN 37216

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, has 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 **28th** day of **September, 2012**

Kara Y. Kindall

John C. Kindall

STATE OF TENNESSEE
COUNTY OF Wilson

Personally appeared before me, the undersigned authority, **Kara Y. Kindall and John C. Kindall**, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledge that she/he/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this **28th** day of **September, 2012**

Notary Public

My commission expires: 3/15/16

DEBRA PAULSSON
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

Return To:

FOUNDATION
TITLE AND ESCROW, LLC
2672 ~~1323~~ N. Mt. Juliet Rd., ~~Ste. C~~
Mt. Juliet, TN 37122