BILL GARRETT, Davidson County
Trans:T20130009507 DEEDWARR
Recvd: 02/04/13 13:49 2 pgs
Fees:13.00 Taxes:234.54
20130204-0011431

This Instrument Prepared by:
Legends Title Services, LLC
2494 N. Mt. Juliet Road Suite 300
Mt. Juliet, TN 37122

ADDRESS NEW OWNER:
Donna R. Wakefield & Roger W. Wakefield
828 Netherlands Drive
Hermitage, TN 37076

SEND TAX BILL TO:
Avenue Bank
3823 Cleghorn Avenue
Nashville, TN 37215

MAP/Parcel 075-15-0-040.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars cash in hand paid to the undersigned, the receipt of which amount being hereby acknowledged, and other good and valuable consideration, **Charles Appleton, married** has this day bargained and sold, and does hereby transfer and convey unto **Donna R. Wakefield and Roger W. Wakefield, wife and husband,** certain land situated in Davidson County, Tennessee, being more particularly described as follows:

Land in Davidson County, Tennessee, being Lot No. 26-B on the Plan of Zone lot Division, Lots 23 thru 28, Meadows of Tulip Grove, Section Two, of record in Plat Book 6900, Page 184, amending Plat Book 6250, Page 754, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Charles Appleton by Warranty Deed from HSBC Mortgage Services, Inc. of record at Instrument No. 20080806-0081080, Register's Office for Davidson County, Tennessee, dated July 25, 2008 and recorded on August 06, 2008.

This property is not the principal residence of Grantors, therefore their spouses do not have to join in conveyance.

This is improved property known as: **828 Netherlands Drive, Hermitage, Tennessee 37076**

TO HAVE AND TO HOLD said lands, including the appurtenances thereon situated, and all the right, title, estate and interest thereto belonging to the said GRANTEE, her heirs and assigns, forever.

I COVENANT with the Grantees herein that I am lawfully seized and possessed of said lands in fee simple; that I have a good and lawful right to convey same; and I do warrant and will forever defend the title thereto against the lawful claims of all persons whomsoever.

REAL PROPERTY TAXES: The real property taxes for the year 2013 shall be prorated as of the date of this deed.

EASEMENTS AND RIGHTS OF WAY: This conveyance is made subject to any and all easements and rights-of-way, public and private, as may be shown of record in the Register's Office for Davidson County, Tennessee, as well as those found upon inspection of the premises. This conveyance is further made Subject to all matters shown on the Plan of record in Plat Book 6900, Page 184, as amended in Book 6250, Page 754, Register's Office for Davidson County, Tennessee. Restrictions encumbrances as may be

shown of record in the office of the Register of Deeds where the real property is situated.

RULES AND REGULATIONS: This conveyance is made subject to all Governmental rules and regulations and all Davidson County Health Department rules and regulations.

POSSESSION: Possession to be given with delivery of deed.

WITNESS MY HAND on this the 25th day of January, 2013

Charles Appleton

STATE OF TENNESSEE
COUNTY OF Wilson

Personally appeared before me, the undersigned Notary Public in and for the aforesaid said County and State, **Charles Appleton,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledge that he/she/they executed the within Warranty Deed for the purposes therein contained.

WITNESS my hand and official seals at office this 25th day of January, 2013.

NOTARY PUBLIC

My Commission Expires January 4, 2014

STATE OF TENNESSEE
COUNTY OF Davidson

The actual value or consideration, whichever is greater, for this transfer is $63,390.00.

AFFIANT

Subscribed and sworn to before me this the 25th day of January, 2013.

NOTARY PUBLIC

My Commission Expires January 4, 2014