BILL GARRETT, Davidson County
Trans:T20130034839 DEEDWARR
Recvd: 04/29/13 10:35 2 pgs
Fees:13.00 Taxes:714.10
20130429-0042162

Return to: **Foundation Title and Escrow, LLC.** **2672 N. Mt. Juliet Rd.** **Mt. Juliet, TN 37122**	**STATE OF TENNESSEE** **COUNTY OF DAVIDSON** The actual consideration or value, whichever is greater, for this transfer is $193,000.00 Affiant Subscribed and sworn to before me, this 17th day of April, 2013. Notary Public My commission expires: 6/15/14
(Notary Stamp)	

CONNIE J BUCHANAN STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY, TN

THIS INSTRUMENT PREPARED BY
McCann, Hubbard & Solomon
1804 Williamson Court, Suite 201
Brentwood, TN 37027

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
Brad M. Wilson **Joy G. Wilson**	**New Owner**	**Map/Parcel 120-09-0-009.00**
510 McDonald Dr.		
Nashville, TN 37217		

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 ACKNOWLEDGE, WE,

Thomas N. Appel and wife, Joanna C. Appel

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Brad M. Wilson and wife, Joy G. Wilson

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:

Land in DAVIDSON County, Tennessee, being Lot No. 413, on the Plan of Glengarry Park, Section 4, of record in Book 2900, Page 72, Register's Office for Davidson County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Thomas N. Appel and wife, Joanna C. Appel by Warranty Deed from Abraham W. Smith, unmarried, of record in Instrument No. 20100331-0024068, Register;s office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:
The current year's property taxes have been prorated and paid or are assumed by the Grantee. Subsequent taxes are assumed by the Grantees; including Rollback taxes, if any.
The Plan of record in Plat Book 2900, Page 72, Register's Office for DAVIDSON County, Tennessee.
Restrictive covenants contained in an instrument of record in Book 1788, Page 349, amended in Book 2796, Page 604 and Book 3031, Page 42 Register's Office for DAVIDSON County, Tennessee.
Sewer and Drainage easement to Metro of record in Book 4168, Page 943, Register's Office for DAVIDSON County, Tennessee.
Railroad right of way easement to Metro of record in Book 38, Page 33, Register's Office for DAVIDSON County, Tennessee.
Subject to the flow of any stream across the subject property.
Any and all visible easements lying on or across the property.
This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This is improved property known as 510 McDonald Dr., Nashville, TN 37217.

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 that we are 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 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 my/our hand(s) this 17th day of April, 2013.

THOMAS N. APPEL
Thomas N. Appel

JOANNA C. APPEL BY:
THOMAS N. APPEL ATTORNEY IN FACT
Joanna C. Appel
By: Thomas N. Appel, Attorney-in-Fact

STATE OF TENNESSEE
COUNTY OF ~~DAVIDSON~~ WILLIAMSON
(DH)

Personally appeared before me, a Notary Public of said County and State, Thomas N. Appel, the within named grantors, with whom I am personally acquainted (or who proved to me their identity on the basis of satisfactory evidence), and who acknowledged that he/she/they executed this instrument for the purposes therein contained.

Witness my hand, at office, this 17th day of April, 2013.

Notary Public

DANIEL HEARD STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

My Commission Expires: 9-5-2016

STATE OF TENNESSEE
COUNTY OF ~~DAVIDSON~~ WILLIAMSON
(DH)

Before me, the undersigned, a Notary Public in and for said County and State, personally appeared **Thomas N. Appel** with whom I am personally acquainted (or who proved to me his/her identity on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she executed the within instrument on behalf of Joanna C. Appel for the purposes therein contained, and who further proved to me that he/she is the **Attorney in Fact** for Joanna C. Appel and is authorized by Joanna C. Appel to execute this instrument on his/her behalf.

Witness my hand, at office, this 17th day of April, 2013.

Notary Public

DANIEL HEARD STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

My Commission Expires: 9-5-2016

File #: **130161DH**
~~RECORD & RETURN TO~~:
McCann, Hubbard & Solomon
1804 Williamson Court, Suite 201
Brentwood, TN 37027