Send Tax Statements To:
New Owner

P.O. Box 1041
Hendersonville TN 37077

Name and Address of New Owner:
Cody L. Rothwell
P.O. Box 1041
Hendersonville TN 37077

This Instrument Prepared By:
JOHN G. MITCHELL, III
Attorney at Law
1535 W. Northfield Blvd., Unit 16
Murfreesboro, TN 37129

From Information Furnished By

Map and Parcel: 043 05 0 153.00
043 05 0 154.00
043 05 0 155.00

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

WARRANTY DEED

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, the undersigned, **CHRISTI RENEE ALEXANDER, SUCCESSOR TRUSTEE OF THE SAPP TRUST, DATED MARCH 16, 2000**, has this day bargained and sold and does hereby transfer and convey unto, **CODY L. ROTHWELL AND WIFE, JENNIFER C. ROTHWELL,** their heirs and assigns, forever, that certain parcel of real estate located in the Civil District of Davidson County, State of Tennessee, within the corporate limits of the City of Madison, and being described as follows, to-wit:

> Land in Davidson County, Tennessee, being Lots Nos. 12, 13, 14 of Block A on the Map of Crestview Estates, of record in Book 843, page 81, Register's Office for said County.
>
> Said Lots Adjoin and front together 303 feet on the westerly side of Brooks Avenue and run back between lines, 156.2 feet on the northerly line of Lot No. 12 and 157.4 feet on the southerly line of Lot No. 14, to a dead line on which they measure 303 feet.
>
> Being the same property conveyed to Alton F. Sapp and wife, Ann Marie Sapp, by deed from James K. Witt and wife, Anna D. Witt, dated May 21, 1953, of record in Book 2146, page 595, of register's Office of Davidson County, Tennessee. Alton F. Sapp having since died on August 7, 1978 and Ann Marie Sapp having since died on November 4, 2012. Title vested in Christi Renee Alexander, Successor Trustee of The Sapp Trust, dated March 16, 2000, pursuant to the Will of Ann Marie Sapp and by Order in the Circuit Court of the State of Tennessee 20th Judicial District, Davidson County, Seventh Circuit, Probate Division, filed in No. 13P-1411 dated August 30, 2013, of the Register's Office of Davidson County, Tennessee.
>
> This conveyance is made subject to Easement to Metro Davidson County contained in instrument of record in Book 4799, page 264; and to any and all matters shown on said plat and survey of record in Plat Book 843, page 81; all of said Register's Office.
>
> THIS conveyance is subject to any and all existing easements and/or restrictions of record.

TO HAVE AND TO HOLD said real estate, together with all of the appurtenances, estate and title thereunto belonging unto the said **CODY L. ROTHWELL AND WIFE, JENNIFER C. ROTHWELL,** their heirs and assigns, forever.

BILL GARRETT, Davidson County
Trans:T20140007876 DEEDWARR
Recvd: 02/04/14 08:32 3 pgs
Fees:18.00 Taxes:407.00
20140204-0009610

The undersigned covenants with the said Grantee that it is lawfully seized and possessed of said parcel of real estate, and that it has a good right to convey the same and that it is unencumbered, except for the lien of the 2014 real property taxes which have been prorated between the parties and are assumed by the Grantee.

The undersigned further covenants and binds itself, its successors and assigns to forever warrant and defend the title to said real estate to the Grantee, their heirs and assigns, against the lawful claims of all persons, whomsoever.

This property is subject to and includes any and all lawful easements, setback lines, restrictions, etc. of record and applying to the within described property and to the zoning regulations of the appropriate governmental body.

IN WITNESS WHEREOF, the undersigned has executed this instrument this 31st day of January, 2014.

Christi Renee Alexander, Successor Trustee

Christi Renee Alexander, Successor Trustee
of The Sapp Trust, dated March 16, 2000

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named **Christi Renee Alexander,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged herself to be the **Successor Trustee** of **The Sapp Trust, dated March 16, 2000,** the bargainor, and that she as such **Successor Trustee**, executed the foregoing instrument **(WARRANTY DEED)** for the purposes therein contained, by signing the name of the trust by himself as its **Successor Trustee**.

WITNESS MY HAND AND OFFICIAL SEAL in Madison, Tennessee, this the 31st day of January, 2014.

Amanda M Clark

NOTARY PUBLIC
My Commission Expires: 11/18/2017

AMANDA M CLARK
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

AFFIDAVIT

I hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $110,000.00, which amount is equal to or greater than the Amount which the property transferred would command at a fair and voluntary sale.

Edie Sutherland

AFFIANT

SWORN to and subscribed before me,
this 31st day of January, 2014.

Linda C. Osborne

NOTARY PUBLIC
My Commission Expires: 10/24/17

