THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **2002 Richard Jones Road, Suite 203A** **Nashville, TN 37215** **CRT File No. 16026539** J ANDERSON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES SEPTEMBER 10, 2018	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $312,500.00. Affiant Subscribed and sworn to before me, this 19th day of February, 2016. Notary Public My Commission Expires: _____

WARRANTY DEED

Address New Owner: Fred A. Appel and Janet L. Appel 615 Eastbrook Road Estill Springs, TN 37330	Send Tax Bills To: New Owner	Tax Information: Tax Parcel ID No. 117070J01600CO

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, **Jim W. Jacobs, married** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Fred A. Appel and Janet L. Appel, husband and wife**, ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Unit No. 2045, together with the appurtenant interest in the common elements of Kingsbridge Condominiums, a horizontal property regime established by Master Deed, of record in Book 7105, Page 777, amended in Book 7457, Page 15, Book 9539, Page 564 and Instrument No. 20051116-0138698, Register's Office for Davidson County, Tennessee, said Unit being depicted on the Condominium Site Plan attached as Exhibit C to the aforementioned Master Deed.

Being the same property conveyed by Warranty Deed from David M. Meek and wife, Vicki L. Meek to Jim W. Jacobs, unmarried, as recorded on the 26th day of July, 2006 in Instrument No. 20060726-0089842; Quitclaim Deed from Jim W. Jacobs, unmarried to Jim Jacobs, unmarried and Robert S. Jacobs, Jr., married, as recorded on the 14th day of February, 2008 in Instrument No. 20080214-0015041 and Quitclaim Deed from Robert S. Jacobs, Jr., married to Jim W. Jacobs, as recorded on the 15th day of May, 2012 in Instrument No. 20120515-0041860, in the Register's Office of Davidson County, Tennessee.

Said Property was never the primary marital residence of grantor.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

County of Davidson taxes for the year 2016 and thereafter, not yet due and payable.

Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann 67-5-603, et seq.

Covenants, Conditions and Restrictions as set forth in Deed recorded in Book 1109, Page 353, amended in Book 1133, Page 85.

BILL GARRETT, Davidson County
Trans:T20160015498 DEEDWARR
Recvd: 02/25/16 10:31 2 pgs
Fees:13.00 Taxes:1156.25
20160225-0017951

Conditions, covenants, reservations, requirements, restrictions, options, burdens, agreements, undertakings, assessments and other provisions contained in or incorporated by reference into the Master Deed and By-Laws establishing KINGSBRIDGE CONDOMINIUMS of record in Book 7105, Page 777 , as amended by instrument(s) of record in Book 7457, Page 15 and Book 9539, Page 564; also subject to easements, rights and interests in favor of other unit owners, and all sewer, water, electrical, telephone and other utility easements now or hereafter established over, through or upon the land embracing the regime and building thereon.

Charter recorded in Book 7182, Pages 216 and 221, amended in Book 7817, Page 947 and Book 7912, Page 543.

Easement for Storm Water Detention to Metropolitan Government, recorded in Book 6763, Page 357.

This is improved property located at 2045 LOMBARDY AVE Nashville TN 37215-1351

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 19th day of February, 2016.

Jim W. Jacobs

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Jim W. Jacobs, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 19th day of February, 2016.

Notary Public

PAMELA W. LUNNY
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires NOV. 6, 2017