Davidson County DEEDWARR
Recvd: 06/13/16 15:44 4 pgs
Fees:23.00 Taxes:1071.15
20160613-0059841

WARRANTY DEED

STACEY DENSON PALMER NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires NOV. 5, 2018

STATE OF TENNESSEE
COUNTY OF
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $289,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 27th day of May, 2016.

Stacey Denson Palmer
Notary Public

MY COMMISSION EXPIRES: 11/5/2018
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Touchstone Title and Escrow, LLC, 318 Seaboard Lane, Suite 114, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Don H. Crossland	BancorpSouth Bank	172-03-0A-021.00-CO
(NAME)	(NAME)	
5913 Woodlands Avenue	2201 Highland Ave S.	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37211	Birmingham AL 35205	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, WE, David Hersh Applebaum and Jeannie Applebaum, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto Don H. Crossland, * _____, 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:

* an unmarried person

Land in Davidson County, Tennessee, being Lot No. 21 on the Plan of The Woodlands, Phase I, Section I of record in Plat Book 6900, Page (s) 498 and 499, 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 David Hersh Applebaum, Trustee, David Hersh Applebaum Revocable Living Trust Agreement dated June 2, 2015, a fifty percent (50%) interest as tenant in common, and to Jeannie Applebaum, Trustee, Jeannie Applebaum Revocable Living Trust Agreement dated June 2, 2015, a fifty percent (50%) interest as tenant in common by Quitclaim Deed from Jeannie Kershaw and David Applebaum of record in Instrument No. 20150605-0053166 Register's Office for Davidson County, Tennessee, dated June 02, 2015 and recorded on June 05, 2015; said property being previously conveyed to Jeannie Kershaw and David Applebaum, joint tenants with right of survivorship by Quit Claim Deed from Jeannie Kershaw, of record in Instrument No. 20050110-0003690, said Register's Office, dated November 22, 2004 and recorded on January 10, 2005; said property being previously conveyed to Jeannie Kershaw, a separated person, by Warranty Deed from Rebecca D. Pope, unmarried, dated June 30, 2004 and recorded on July 2, 2004 in Instrument No. 20040702-0079224, said Register's Office.

This conveyance is subject to any and all zoning regulations, building restrictions and setback lines, if any, and easements and rights for public utilities applicable to this property; and taxes for the current year which have been prorated and assumed by the Grantee(s) herein.

unimproved ☐

This is improved ☑ property, known as 5913 Woodlands Avenue, Nashville, TN 37211
(House Number) (Street) (P.O Address) (City or Town) (Postal Zip)

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, 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 our hands this 27th day of May, 2016.

Revocable Living Trust Agreement of
Jeannie Applebaum, dated June2, 2015

Jeannie Applebaum

Jeannie Applebaum, Trustee

STATE OF _____
COUNTY OF _____

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Jeannie Applebaum, the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office this 28 day of May, 2016.

R Gupta
Notary Public

My Commission Expires: unlimited

Ritu Gupta
Barrister & Solicitor
Notary Public and Commissioner of Oaths
in and for the Province of Ontario.
My commission is of unlimited duration.
No legal advice given

* NOTARIZE *

Red Seal Notary Inc.
25 Adelaide Street East, Suite 100,
Toronto, Ontario, M5C 3A1
Tel: (416) 922-7325

Revocable Living Trust Agreement of
David Hersh Applebaum, dated June2, 2015

David Hersh Applebaum, Trustee

STATE OF _____

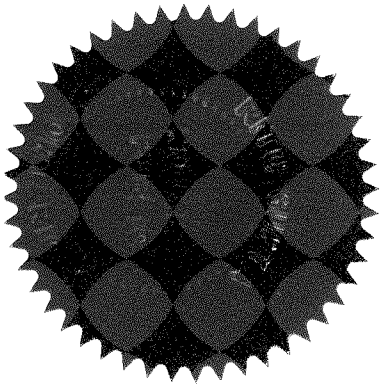
COUNTY OF _____

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named David Hersh Applebaum, the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office this 28 day of May, 2016.

R Gupta.
Notary Public

My Commission Expires: unlimited



* NOTARIZE *

Ritu Gupta
Barrister & Solicitor
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in and for the Province of Ontario.
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Tel: (416) 922-7325

True Copy Certification

I, KRISTEN TRAINI, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of TENNESSEE

County of SUMNER

Personally appeared before me, DARLENE K. SUHRBIER, a notary public for this county and state, KRISTEN TRAINI who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 5-27-2019
Notary' Seal (if on paper)

