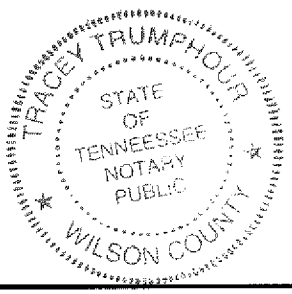
WARRANTY DEED



STATE OF TENNESSEE
COUNTY OF Wilson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $285,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 26th day of August, 2016.

Notary Public

MY COMMISSION EXPIRES: 8.14.17

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Sidwell & Barrett, PC
Stewart Title Company Tennessee Division, 13026 Lebanon Road, Ste 100, Mt Juliet, TN 37122

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Adam Troxler	Farmington Mortgage, A Division of Capstar Bank	182-12-0A-077.00-CO
(NAME)	(NAME)	
7075 Red Apple Road	2002 Richard Jones Rd, Ste 300A	
(ADDRESS)	(ADDRESS)	
Antioch, TN 37013	Nashville, TN 37215	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

Davidson County DEEDWARR
Recvd: 08/30/16 14:06 3 pgs
Fees:18.00 Taxes:1057.83
20160830-0090883

For and in consideration of the sum of ten dollars, cash in hand paid by the hereinafter named GRANTEE(S), and other good and valuable considerations, the receipt of which is hereby acknowledged, we, **Kendrick D. Darneal and Wife, Denyene M. Darneal**, hereinafter called the GRANTOR(S), have bargained and sold, and by these presents do transfer and convey unto **Adam Troxler and Megan Troxler, Husband and Wife**, hereinafter called the GRANTEE(S), 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. 249, on the plan of Phase Six, Section Three, Apple Valley, of record in Instrument No. 20050125-0008848, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Kendrick D. Darneal and wife, Denyene M. Darneal by Warranty Deed from TR&D Homes, Inc., a Tennessee Corporation, dated 05/04/2006 recorded 05/11/2006 of record in Instrument No. 20060511-0055474, in the Register's Office for Davidson County, Tennessee.

All matters shown on the plat of record in Instrument No. 20050125-0008848, in the Register's Office for Davidson County, Tennessee. Covenants, conditions, easements and restrictions of record in Instrument No. 20020724-0088783 and Declaration of Covenants, Conditions and Restrictions of record in Instrument No. 20050125-0009045, in the Register's Office for Davidson County, Tennessee. Charter and Articles of Incorporation of Apple Valley Homeowners' Association, Inc., of record in Instrument No. 20020724-0088782, in the Register's Office for Davidson County, Tennessee. By-Laws of Apple Valley Homeowners' Association, Inc., of record in Instrument No. 20020724-0088784, Supplement and Amendment to the By-Laws of the Apple Valley Homeowners' Association, Inc., of record in Instrument No. 20091116-0105278, in the Register's Office for Davidson County, Tennessee. Stormwater Detention Agreement of record in Instrument No. 20020528-0064320, in the Register's Office for Davidson County, Tennessee. Quitclaim Deed to the Homeowners Association of record in Instrument No. 20080812-0082767, in the Register's Office for Davidson County, Tennessee. This conveyance is subject to any and all existing easements and restrictions of record.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☑ property, known as 7075 Red Apple Road, Antioch, TN 37013

(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 GRANTEE(S), assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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 26th day of August, 2016.

Kendrick D. Darneal

Kendrick D. Darneal

Denyene M. Darneal

Denyene M. Darneal

State of Tennessee
County of Wilson

Personally appeared before me Kendrick D. Darneal and Denyene M. Darneal, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the foregoing instrument for purposes therein contained.

WITNESS my hand and seal this 26th day of August, 2016.

Tracey Trumphour

Notary Public

My Commission Expires: 8.14.17

TRACEY TRUMPHOUR
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

RETURN TO:
Stewart Title Company Tennessee Division
13026 Lebanon Road, Ste 100
Mt Juliet, TN 37122

TRUE COPY CERTIFICATION

I, Kimie Perry, 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 WILSON

Personally appeared before me, Jill Simmons a notary public for this county and state, Kimie Perry 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: 9-4-19
Notary Seal (if on paper)

JILL SIMMONS
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY