BILL GARRETT, Davidson County
Trans:T20170014371 DEEDWARR
Recvd: 02/17/17 08:33 2 pgs
Fees:13.00 Taxes:592.00
20170217-0016351

Warranty Deed

|STATE OF TENNESSEE
|COUNTY OF Davidson
|THE ACTUAL CONSIDERATION OR VALUE,
|WHICHEVER IS GREATER, FOR THIS TRANSFER IS
|$160,000.00

|Affiant

|SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE
|14th day of February, 2017.

|NOTARY PUBLIC:
|MY COMMISSION EXPIRES: 9-11-17
| (AFFIX SEAL)

SUSAN FRENSLEY NEWTON
TENNESSEE NOTARY PUBLIC
My Comm Exp. SEPTEMBER 11, 2017
COUNTY OF DAVIDSON

THIS INSTRUMENT WAS PREPARED BY
STATE TITLE, INC., 4334 Lebanon Road, Hermitage, TN 37076

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Apple Nickel Enterprises Inc. 610 Farrell Parkway Nashville, TN 37220	New Owner	086-08-013.00

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 acknowledged, we,

Michael Lynch and wife, Caley Janette Lynch F/K/A Caley Janette Williams

Hereinafter called the grantors, have bargained and sold and by these presents do transfer and convey unto

Apple Nickel Enterprises Inc.

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:

BEING Lot No. 149, on the Plan of Jackson's Retreat, Phase III, of record in Plat Book 5200, Page 517 and 518, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

Being the same property conveyed to Michael Lynch and wife, Caley Jeanette Williams by deed from Christopher B. Clark and wife, Brandy M. Clark dated September 29, 2010 of record in Instrument Number 20101005-0079528, Register's Office for Davidson County, Tennessee. Caley Janette Williams's name was erroneously shown as Caley Jeanette Williams on the aforementioned Warranty Deed. Caley Janette Williams has since married Michael Lynch and is now known as Caley Janette Lynch.

This conveyance is made subject to the following:

1) 2017 taxes and subsequent years.
2) Property is subject to all matters affecting said premises as shown on Plat of record in Book 5200, Page 517-518, Register's Office for Davidson County, Tennessee.
3) Property is subject to Restrictive Covenants contained in Book 5741, Page 360 and Book 6053, Page 672, Bylaws of record in Book 5745, Page 294, Register's Office for Davidson County, Tennessee
4) Property is subject to HOA Charter of record in Book 5745, Page 283, said Register's Office.
5) Any and all restrictions, conditions, and easements of record.

This is improved property known as: **1429 Autumn Knoll, Hermitage, TN 37076**
(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 hand(s) this 14th day of February, 2017.

Michael Lynch

Caley Janette Lynch

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, Michael Lynch and Caley Janette Lynch, with whom I am personally acquainted, (or who proved to me on the basis of satisfactory evidence) and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 14th day of February, 2017.

NOTARY PUBLIC

My Commission Expires: 9-11-17

SUSAN FRENSLEY NEWTON
TENNESSEE NOTARY PUBLIC
My Comm Exp. SEPTEMBER 11, 2017
COUNTY OF DAVIDSON

PLEASE RETURN TO:
STATE TITLE, INC.
4334 Lebanon Road
Hermitage, TN 37076