(1)

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $315,000.00

Affiant

Subscribed and sworn to before me, this 15th day of August, 2018.

Notary Public

My commission expires:
03-08-21

GEORGETTE R. KENNEDY
NOTARY PUBLIC
STATE OF TENNESSEE
DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Signature Title Services, LLC
640 Broadmor Blvd., Ste. 100
Murfreesboro, TN 37129

Bill Garrett Davidson County
Batch# 129776 DEEDWARR
08/16/2018 11:14:32 AM 2 pgs
Fees: $13.00 Taxes: $1,165.50

20180816-0081274

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
John Holzapfel Sr **Lisa Holzapfel**	**Churchill Mortgage Corp.**	**155080A00600CO**
7020 Poplar Creek Teace	**761 Old Hickory Blvd.Ste400**	
Nashville, TN 37221	**Brentwood, TN 37027**	

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 ACKNOWLEDGE, WE,

Clifton N. Waddell and Natalie C. Waddell, husband and wife

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

John Holzapfel, Sr and Lisa Holzapfel, husband and wife

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:

Land in Davidson County, Tennessee, being Lot No. 6 on the plan of Poplar Creek Estates, Phase I, of record in Book 6250, page 647, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Clifton N. Waddell and Natalie C. Waddell, husband and wife, by Warranty Deed from Alison Cook Forte, a one-half (1/2) undivided interest as tenant in common and Jennifer Cook Waggoner, a one-half (1/2) undivided interest as tenants in common, dated December 11, 2017, of record in Instrument No. 20171213-0127237, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

All easements, restrictive covenants and conditions, and other matters of record, including items set out on any applicable plat of record.

This is improved (__X__) unimproved (_____) property known as 7020 Poplar Creek Teace, Nashville, TN 37221.

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 in 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.

Clifton N. Waddell Date: 8/15/18

Natalie C. Waddell Date: 8/15/18

STATE OF Tennessee

COUNTY OF Williamson

Personally appeared before me, a Notary Public of said County and State, Clifton N. Waddell and Natalie C. Waddell, the within named Grantor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 15th day of August 2018.

NOTARY PUBLIC

My Commission Expires: 9/2/21

MARK B. LEEDY
STATE OF TENNESSEE NOTARY PUBLIC