WARRANTY DEED

Karen Y Johnson Davidson County
Batch# 157602 **DEEDWARR**
11/08/2018 09:58:57 AM 2 pgs
Fees: $13.00 Taxes: $1,611.16

20181108-0110656

STATE OF TENNESSEE
COUNTY OF ~~WILLIAMSON~~ Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $435,450.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 1st day of November, 2018.

Notary Public

MY COMMISSION EXPIRES: 1/20/19
(AFFIX SEAL)

LESLIE GARSIDE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Southland Law Group, PLLC
7101 Executive Center Dr., Suite 151
Brentwood, TN 37027

ADDRESS NEW OWNER AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
Jonathan S. Eyres and Rachel A. Platt 1224 Lighthouse Place Brentwood, TN 37027	NEW OWNER	172-09-0A-248.00CO

For and in consideration of the sum of Ten AND NO/100 Dollars ($10.00), cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we, Donald Kappel, unmarried and Danielle Kappel, unmarried, hereinafter called the Grantor(s), have bargained and sold, and by these presents do hereby transfer and convey unto Jonathan S. Eyres and Rachel A. Platt, husband and wife, hereinafter called Grantee(s), their heirs and assigns, that certain tract or parcel of land in Davidson County, TENNESSEE, described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 202 on the final plat of Section Five-B of Banbury Crossing (a Planned Unit Development), of record on Instrument No. 20040617-0072253, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description thereof.

Being the same property conveyed to Donald Kappel and Danielle Kappel, husband and wife by Warranty Deed dated 10/01/2015 from Rakesh Aggarwal and wife, Swati Aggarwal of record in Instrument 20151006-0101731, Register's Office for Davidson County, Tennessee.

This conveyance is subject to the taxes for the current year and subsequent years; any and all easements and/or restrictions of record; and all matters shown on the plan of record; all in the said Register's Office.

This is unimproved ☐ improved ☒ property know as: 1224 Lighthouse Place, Brentwood, TN 37027

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 my/our hand(s) this the 1st day of November, 2018.

Donald Kappel

Danielle Kappel

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

I, the undersigned, a Notary Public for the County of Williamson and State of Tennessee, do hereby certify that Donald Kappel and Danielle Kappel personally appeared before me this day and acknowledged the due execution of the foregoing instrument.

Witness my hand and official seal, this the 1st of November, 2018.

Notary Public

My Commission Expires: 6/22/20

(SEAL)

