THIS INSTRUMENT PREPARED BY: **Mudter, Patterson & Cox PLLC** **3811 Bedford Avenue** **Suite 205** **Nashville, Tennessee 37215** **Record & Return To:** **First Title & Escrow Co., Inc.** **FTEC File No. 34733-04-2019**	STATE OF TENNESSEE, COUNTY OF DAVIDSON: The actual consideration or value, whichever is greater, for this transfer is: $126,500.00. Affiant Subscribed and sworn to before me this 13th day of May, 2019. Notary Public My Commission Expires:

GEORGE E. MUDTER, JR. NOTARY PUBLIC STATE OF TENNESSEE COUNTY OF DAVIDSON COMMISSION EXPIRES MAY 5, 2020

WARRANTY DEED

Address New Owner: Sean T. Appelt 21 Vaughns Gap Road #162 Nashville, TN 37205	**Send Tax Bills To:** Thompson Kane & Company, LLC 9020 Excelsior Dr., Ste. 401 Madison, WI 53717	**Tax Information:** Map and Parcel No.: 129 15 0 A 162 00CO

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Lucette Wager Hyde, devisee under the Last Will and Testament of Eugene Edward Wager, III, deceased,** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Sean T. Appelt, single man** ("Grantee"), his heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

This is improved property located at 21 Vaughns Gap Road #162, Nashville, TN 37205.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantee, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except as set out on Exhibit "A" hereto. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantee, its successors, heirs and assigns against the lawful claims of all persons, except as set out on Exhibit "A" hereto.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Karen Johnson Davidson County
Batch# 230123 DEEDWARR
05/15/2019 10:07:30 AM 3 pgs
Fees: $18.00 Taxes: $468.05
20190515-0045729

IN WITNESS WHEREOF, Grantor has executed this instrument on the 13th day of May, 2019.

Lucette Wager Hyde, devisee under the Last Will and Testament of Eugene Edward Wager, III, deceased,

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Lucette Wager Hyde, devisee under the Last Will and Testament of Eugene Edward Wager, III, deceased, 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, at office, this 13th day of May, 2019.

GEORGE E. MUDTER, JR. STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON MY COMMISSION EXPIRES MAY 5, 2020

Notary Public

My Commission Expires:

True Copy Certification

I, Penny Y. Ray, do hereby make oath that I am a licensed attorney and/or 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.

State of Tennessee
County of Williamson

Personally appeared before me, Christie Perry a notary public for this county and state, Penny Y. Ray who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

CHRISTIE PERRY STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY

My Commission Expires: 7/22/2022

Notary Seal (if on paper)

EXHIBIT "A"

Land in Davidson County, Tennessee, being Unit No. 162, together with the appurtenant interest in the common elements of Belle Meade Highlands Condominium, a horizontal property regime established by Master Deed of record in Book 7091, page 302, amended in Instrument No. 20080424-0042111, Register's Office for Davidson County, Tennessee, said Unit being depicted on the Condominium Site Plan attached as Exhibit "A-2" to the aforementioned Master Deed.

Being the same property conveyed to Eugene Edward Wager, III, unmarried by deed dated April 6, 2010 from Rachel Forbes, unmarried of record in Instrument No. 20100408-0026542, Register's Office for Davidson County, Tennessee. Eugene Edward Wager, III, having since died on February 13, 2019 leaving a Last Will and Testament which was admitted to Probate in Docket No. 19P514, Probate Court for Davidson County, Tennessee. In accordance with the terms of said Will, subject property was devised to Lucette Wager Hyde.

This conveyance is made subject to:

1. State and County taxes for the year 2019, which have been prorated and assumed by Grantee. Map and Parcel No. 129 15 0 A 162 00CO.
2. Amendment to the By-Laws of Belle Meade Highlands Condominium Association, Inc., of record in Instrrument No. 20071025-0126213, Register's Office for Davidson County, Tennessee.
3. Covenants, Conditions, Restrictions and Agreements, including the agreement to pay assessments for the maintenance of common areas, contained in the Master Deed (and By-Laws) for Belle Meade Highlands Condominium, of record in Book 7091, page 302, amended in Instrument No. 20080424-0042111, Register's Office for Davidson County, Tennessee. Appointment of Successor Trustee of record in Instrument No. 20150520-0046371 and Instrument No. 20150818-0083106, Register's Office for Davidson County, Tennessee.
4. Terms and limitations imposed by Tennessee Horizontal Property Act, T.C.A. § 66-27-101, et seq.
5. Easements to the Metropolitan Government of Nashville and Davidson County for sanitary sewers and/or storm drainage, of record in Book 4816, page 427, corrected in Book 4881, page 710, Register's Office for Davidson County, Tennessee.
6. Easement of record in Book 11000, page 273, Register's Office for Davidson County, Tennessee.
7. All matters shown on the Plan of record attached as Exhibit A-2 to the Master Deed of record in Book 7091, page 302, as amended in Instrument No. 20080424-0042111, Register's Office for Davidson County, Tennessee.