File 31956-8

Box 14

THIS INSTRUMENT WAS PREPARED BY

Bankers Title & Escrow Corp.
3310 West End Ave., Ste. 540
Nashville, TN 37203
P19-26023

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 895,000.00

Kenny F Williard
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15 DAY OF MAY, 2019.

JOHN T. COPLEY STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

Notary Public

MY COMMISSION EXPIRES: 1/17/21

(AFFIX SEAL)

Karen Johnson Davidson County
Batch# 230622 **DEEDWARR**
05/16/2019 08:48:50 AM 2 pgs
Fees: $13.00 Taxes: $3,311.50

20190516-0046062

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Kenny F. Williard and Debra J. Dement	NEW OWNER	
810 Wilson Blvd.		11604018300
Nashville, TN 37215		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, **Fred Morgan Holzapfel and wife, Sally Sattler Holzapfel,**

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Kenny F. Williard and Debra J. Dement, 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 the Northerly 75 feet of Lot No. 5 of Block " K" on the Plan of W.M. Cantrell' s Subdivision, as of record in Book 332, page 85, Register's Office for said County.

Said part of said Lot No. 5 fronts 75 feet on the Easterly side of Wilson, formerly Bosley, Avenue and runs back between parallel lines with the Southerly margin of an alley, 221 feet 3 inches to an alley in the rear.

Being the same property conveyed to James P. Wilson, III, Trustee by Quitclaim Deed from Fred Morgan Holzapfel of record in Instrument No. 20010529-0055077, Register's Office for Davidson County, Tennessee, dated March 21, 2001 and recorded May 29, 2001 and within the same deed the said James P. Wilson, III, Trustee conveyed his interest in the subject property to Fred Morgan Holzapfel and Sally Sattler Holzapfel, as tenants by the entirety

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been prorated and assumed by Grantee; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

This is IMPROVED property known as **810 Wilson Blvd., Nashville, TN 37215.**

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 hands this the 15th day of May, 2019.

Fred Morgan Holzapfel

Sally Sattler Holzapfel

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Fred Morgan Holzapfel and Sally Sattler Holzapfel**, the bargainors, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the within named bargainors, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this the 15th day of May, 2019.

My Commission expires: 1-6-20

Notary Public

JAMES A. WAECHTER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TN