WARRANTY DEED

Karen Johnson Davidson County
Batch# 234780 DEEDWARR
05/24/2019 02:47:48 PM 2 pgs
Fees: $13.00 Taxes: $3,640.80

20190524-0049576

R-VRES-19-1804

DANA ELLSWORTH NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $984,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 21st DAY OF MAY, 2019.

Notary Public

MY COMMISSION EXPIRES: 7/6/20

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
John Bailey Thomas and Tara Davis Thomas	**Wells Fargo Bank, N.A.**	
(NAME) **14060 Walcott Ave.**	(NAME) **2701 Wells Fargo Way**	**104-16-0-075.00**
(ADDRESS) **Orlando, FL 32827**	(ADDRESS) **Minneapolis, MN 55467**	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **LAWRENCE HENRY ERIC APTHORP AND CATHERINE ANNE LUTON APTHORP, HUSBAND AND WIFE,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **JOHN BAILEY THOMAS AND TARA DAVIS THOMAS, HUSBAND AND WIFE,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

Land in Davidson County, Tennessee, being the East 25 feet of Lot No. 139 and the West 25 feet of Lot No. 140 on the Revised Plan of George W. Blair's Subdivision of Belmont Heights, as of Record in Book 332, Page 117, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a complete and accurate description thereof. Said Parts of Said Lots adjoin and front together 50 Feet on the Northerly side of Ashwood Avenue and run back between Parallel Lines, 175 Feet to an alley.

Being the same property conveyed to Lawrence Henry Eric Apthorp and Catherine Anne Luton Apthorp, husband and wife by Warranty deed from Melanie Lutenbacher, unmarried of record in Instrument No. 20100419-0029050 Register's Office for Davidson County, Tennessee, dated April 09, 2010 and recorded on April 19, 2010.

This conveyance is subject to:
- Taxes for the year 2019 and subsequent years.
- Plan of record in Plat Book 332, Page 117, Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **1804 Ashwood Avenue, Nashville, Tennessee 37212**.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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 21st DAY OF MAY, 2019.

Lawrence Henry Eric Apthorp

Catherine Anne Luton Apthorp

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, LAWRENCE HENRY ERIC APTHORP, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 21st of May, 2019.

Notary Public
My Commission Expires: 1/3/22
(SEAL)

LAURA MITCHELL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, CATHERINE ANNE LUTON APTHORP, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 21st of May, 2019.

Notary Public
My Commission Expires: 1/3/22
(SEAL)

LAURA MITCHELL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212