Karen Johnson Davidson County
Batch# 237401 DEEDWARR
05/31/2019 02:43:30 PM 3 pgs
Fees: $18.00 Taxes: $1,406.00
20190531-0052077

#34796

THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **2002 Richard Jones Rd, Ste 203A** **Nashville, TN 37215** **CRT File No. 190520458**	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $380,000.00. Affiant Subscribed and sworn to before me, this 30th day of May, 2019. Notary Public My Commission Expires: October 7, 2019

STACY L. THOMAS NOTARY PUBLIC STATE OF TENNESSEE COUNTY OF DAVIDSON MY COMMISSION EXPIRES OCTOBER 7, 2019

WARRANTY DEED

Address New Owner: Hogan A. Apple and Hannah McDonald 810 Cammack Court Nashville TN 37205	Send Tax Bills To: ~~New Owner~~ BankTennessee Lebanon OFFICE 355 SOUTH HARTMANN DR. Lebanon, TN 37087	Tax Information: Tax Parcel ID No. 115 09 0 021.00

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, **Stephen R Wilkison and Carole J Richmond, husband and wife,** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Hogan A. Apple, unmarried, and Hannah M. McDonald, unmarried**, ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot No. 101 on the Plan of Section Four, West Meade Hills Subdivision, of record in Book 3300, Page 46, 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 Stephen R. Wilkison and Carole J. Richmond by Warranty Deed from Albert J. Roper, unmarried, recorded on the 1st day of May, 2001 in Instrument No. 20010501-0043979, in the Register's Office of Davidson County, Tennessee.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

County of Davidson taxes for the year 2019 and thereafter, not yet due and payable.

Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann _ 67-5-603, et seq.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of SECTION FOUR, WEST MEADE HILLS SUBDIVISION, as recorded in Plat Book 3300, Page(s) 46.

Covenants, Conditions and Restrictions as set forth in Deed recorded in Book 3789, Page 119.

This is improved property located at 810 Cammack Court Nashville TN 37205

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, 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 for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

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

IN WITNESS WHEREOF, Grantor has executed this instrument on this 29th day of May, 2019.

Stephen R Wilkison

Carole J Richmond

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Stephen R Wilkison and Carole J Richmond, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 29th day of May, 2019.

Notary Public

My Commission Expires: _____

KATE ROSENTHAL
NOTARY PUBLIC
STATE OF TENNESSEE
DAVIDSON COUNTY
MY COMMISSION EXPIRES JULY 03, 2022

True Copy Certification

I, GEORGE E. MUDTER JR., do hereby make oath that I am a licensed attorney and/or the 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.

GEORGE E. MUDTER, JR.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, STACY L THOMAS, a notary public for this county and state, GEORGE E. MUDTER JR., who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature
My Commission Expires: October 7, 2019
Notary Seal:

