Prepared by & Return to:
Bert W. McCarter, Attorney
Premier Land Title & Escrow, LLC
611 Potomac Place Suite 103
Smyrna, TN 37167
File No.0038-20

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS ~~$344,000.00~~ $340,600.00.

Karen Johnson Davidson County
Batch# 373598 DEEDWARR
03/17/2020 10:21:30 AM 4 pgs
Fees: $23.00 Taxes: $1,260.22
20200317-0029361

Affiant

SUBSCRIBED AND SWORN BEFORE ME THIS 13th day of March, 2020

MELISSA R SHAFFER STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON

Notary Public
My Commission Expires: 1/13/22

Address of New Owner	Send Tax Bills To:	
Joseph Rapolla 5767 Maudina Ave Nashville, TN 37209	**F & M Bank** **50 Franklin St** **Clarksville, TN37040**	Map/parcel: 103-02-0E-002.00 CO

WARRANTY DEED

FOR AND IN 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, I/WE

David M. Cook and Brittani N. Ireland, husband and wife

HEREINAFTER REFERRED TO AS THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Joseph Patrick Rapolla Jr and Rosemary Elizabeth Zlokas, Husband and Wife

HEREINAFTER CALLED THE GRANTEE(S), 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 Unit 2 of Westland Square Townhomes I, a Planned Unit Development, as established by Amendment to Master Deed to Convert to a Planned Unit Development of record in Instrument No. 20130815-0085918, which amends the Master Deed of record in Instrument No. 20080516-0050698, in the Register's Office for Davidson County, Tennessee, including without limitation the By-Laws appended thereto, together with the undivided percentage interest in the Common Elements appurtenant to said Unit. Reference is hereby made to the plan of Westland Square Townhomes I, a Planned Unit Development, as shown on Exhibit "C" to the Amendment of record in Instrument No. 20130815-0085918, in the Register's Office for Davidson County, Tennessee for a more complete identification and description of such Unit.

BEING the same property conveyed to David M. Cook and Brittani N. Ireland, husband and wife, by Warranty Deed from Haley C. Barker and Justin Barker, wife and husband, dated 9/15/2017 and recorded 9/18/2017 in Instrument No. 20170918-0095525, Register's Office for Davidson County, Tennessee.

Also subject to Townhomes Master Deed and By-Laws of record in Instrument Number 20080516-0050698, as amended as Instrument No. 20130815-0085918; Townhomes HOA Charter of record in Instrument Number 20080516-0050697, as amended in Instrument Number 20110906-0068718; Attorney's Certificate of record in Instrument Number 20080516-0050699; Master Declaration of Covenants, Conditions and Restrictions & By-Laws of record in Instrument Number 20060418-0044405; amended in Instrument Number 20060428-0048911; amended By-Laws of record in Instrument Number 20071217-0144178 and Instrument Number 20080603-0056490; Master HOA Charter of record in Instrument Number 20071217-0144176 and Instrument Number 20071217-0144177; Conveyance of Open Space of record in Instrument Number 20071227-0147976; Storm Water Detention Agreements of record in Instrument Number 20040223-0020159 and Instrument Number 20070711-0082754; Drainage Easements of record in Instrument Number 20070521-0060237; Sanitary Sewer/Storm Drainage Easement of record in Instrument Number 20070711-0082696; Notice of Acceptance of Public Infrastructure of record in Instrument Number 20130613-0060624; and all existing easements and all other matters shown on Boundary Plat of record in Instrument Number 20080305-0022004 (revising plat of record in Instrument Number 20060425-0046951), Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been prorated as of the date of closing and assumed by the Grantee(s) here.

The foregoing legal description is the same as contained in the resource of title shown above.

This is improved property known as: 5767 Maudina Ave Nashville, TN, 37209

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 I/We so covenant with the said GRANTEE(S) that I/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 I/We do further covenant and bind my/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the persons whomsoever. Wherever uses, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Dated this the 13th day of March, 2020

David M. Cook

David M. Cook

Brittani N. Ireland by David M. Cook, Attorney-in-Fact Attorney-in-fact

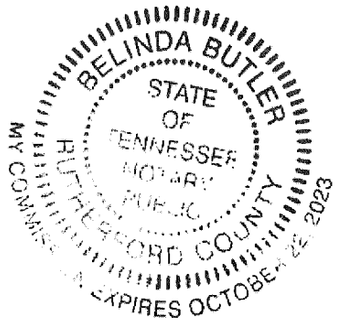
STATE OF TENNESSEE
COUNTY OF Rutherford

Personally appeared before me, the undersigned, a Notary Public in and for said State and County, the within **David M. Cook**, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he/she/they executed the within instrument (WARRANTY DEED) for the purposes therein contained.

Witness my hand and official seal this 13th day of March, 2020

Notary Public

My Commission Expires: 10-22-23

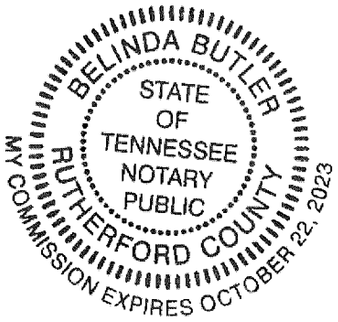


State of Tennessee
County of Rutherford

On this 13th day of March, 2020, before me, the undersigned Notary Public for the County and State aforesaid, personally appeared **David M. Cook**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she is the **attorney-in-fact of Brittani N. Ireland**, and is authorized by him/her, and does hereby acknowledge the execution of this instrument on his/her behalf, by virtue of an instrument of record in Instrument Number ____202003170029360_____, Register's Office for Davidson County, Tennessee.

Witness my hand and Official seal this 13th day of March, 2020.

Notary Public
My Commission Expires: 10-22-23



Certificate of Authenticity

I, Steven Disser, 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.

Signature

State of TN

County of Davidson

Personally appeared before me, Melissa Shaffer, a notary public for this county and state, Steven Disser 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: 11/8/22.

Notary's Seal (If on paper)

MELISSA R SHAFFER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON