Karen Johnson Davidson County
Batch# 407728 DEEDWARR
05/29/2020 11:43:30 AM 3 pgs
Fees: $18.00 Taxes: $5,938.50
20200529-0055573

#35453

THIS INSTRUMENT PREPARED BY:
Chapman & Rosenthal Title, Inc.
10 Burton Hills Blvd, Ste 130
Nashville, TN 37215

CRT File No. 200426693

STACY L. THOMAS NOTARY PUBLIC STATE OF TENNESSEE COUNTY OF DAVIDSON MY COMMISSION EXPIRES OCTOBER 2, 2023

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is: $1,605,000.00.

Affiant

Subscribed and sworn to before me, this 21st day of May, 2020.

Notary Public
My Commission Expires: October 2, 2023

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Richard D. Apple and Rachel Apple 4425 Forsythe Place Nashville TN 37205	~~New Owner~~ Bank of America 4909 Savarese Tampa, FL 33634	Tax Parcel ID No. 130 10 0 033.00

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, **Paul L. Huddleston and Mary Hollis Huddleston, husband and wife** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Richard D. Apple and Rachel Apple, husband and wife**, ("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. 13, on the Easterly 65 feet of Lot No. 14 in Block 1 as shown on the Map entitled the Plan of The Manors of Bellemeade, of record in Plat Book 547, Page 152, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Paul L. Huddleston and Mary Hollis Huddleston, husband and wife, by Warranty Deed from Douglas M. Ghertner and Shea S. Ghertner, husband and wife, of record in Instrument No. 20160919-0098032, in the Register's Office of Davidson County, Tennessee, dated September 15, 2016 and recorded on September 19, 2016.

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 2020 and thereafter, not yet due and payable.

City of Bellemeade taxes for the year 2020 and thereafter, for tax parcel identification number 130 10 0 033.00, not yet due and payable.

Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the

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 21st day of May, 2020.

Paul L. Huddleston

Mary Hollis Huddleston

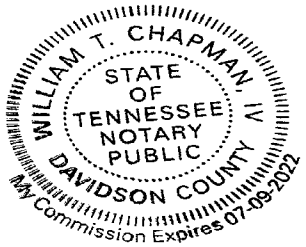
STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Paul L. Huddleston and Mary Hollis Huddleston, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 21st day of May, 2020.

Notary Public

My Commission Expires: _____



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 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 2, 2023
Notary Seal:

