Karen Johnson Davidson County
Batch# 429982 DEEDWARR
07/02/2020 08:47:30 AM 4 pgs
Fees: $23.00 Taxes: $1,276.50
20200702-0071685

WARRANTY DEED

This instrument prepared by:
Christopher J. Thornton, P.C.
1061 Cresthaven Road
Memphis, TN 38119
901-758-2580
Cartus File #3151340

Return to:
Solomon Parks Title & Escrow
557 Sam Ridley Pkwy West
Smyrna, TN 37167

STATE OF TENNESSEE
COUNTY OF Rutherford

The actual consideration or value for this transfer, whichever is greater, is $ 345,000.00

Affiant

Subscribed and sworn to me, this the 1st day of July, 2020.

Notary Public

My commission expires: 8-22-22

Linda Marvel State of Tennessee Notary Public Rutherford County

Property Address:
4062 Liberton Way
Nolensville, TN 37135

Parcel ID:
187 09 0A 140.00

Property owner:
Daniel Baczmaga
Angele Drouilhet

Mail tax bills to:
Legacy Home Loans, LLC
4004 Hillsboro Pike, Suite 216-B
Nashville, TN 37215

THIS INDENTURE is made effective the 1st day of July, 2020, by **Joseph David Aprile and Abigail D. Aprile, husband and wife**, First Parties, for the purpose of conveying the premises described herein to Daniel Baczmaga, a single man and Angele Drouilhet, a single woman, Second Parties. Whenever in this instrument a pronoun is used, it shall be construed to represent either singular or plural, as the case may demand.

WITNESSETH:

That said First Party, for and in consideration of the sum of One and No/100 DOLLARS ($1.00) and other good and valuable consideration to them in hand paid by Second Parties, the receipt of which is hereby acknowledged, have granted, bargained, sold and conveyed, and to hereby grant, bargain sell and convey unto the said Second Parties the following described premises, to-wit:

Land in Davidson County, Tennessee, being Lot No. 140 on the Plan of Phase Eight, Burkitt Village, SP Subdivision of record in Plat at Instrument No. 20170816-0084229, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being a portion of the same property conveyed to Kiddsroad, LLC, a Tennessee Limited Liability Company by Warranty deed from Y and H, a Tennessee General Partnership of record in Instrument No. 20160310-0023056 Register's Office for Davidson County, Tennessee, dated March 10, 2016 and recorded on March 10, 2016. (Value or consideration as shown In aforementioned deed $587,838.83.)

Being the same property conveyed to Joon Properties, LLC, a Tennessee Limited Liability Company by Quitclaim deed from Kiddsroad, LLC, a Tennessee Limited liability Company of record in Instrument No. 20180815-0080846 Register's Office for Davidson County, Tennessee, dated August 13, 2018 and recorded on August 15, 2018. (Value of consideration shown in aforementioned deed $O.OO.)

Being the same property conveyed to Joseph David Aprile and Abigail D. Aprile, husband and wife by Warranty deed from Joon Properties, LLC, a Tennessee Limited Liability Company of record in Instrument No. 20180910-0089624 Register's Office for Davidson County, Tennessee, dated September 05, 2018 and recorded on September 10, 2018. (Value of consideration shown in aforementioned deed $318,000.00.) Being also known as 4062 Liberton Way Nolensville, Tennessee 37135.

The said party of the first part does hereby covenant with the said party of the second part that they are lawfully seized in fee of the aforedescribed real estate; they have a good right to sell and convey the same; that the same is unencumbered, EXCEPT:

Subject to all matters shown on the Plan of record as Instrument Number 20170816-0084229, Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions of record in Instrument Number 20130717-0074035, supplemented in Instrument No. 20140310-0020071 and Instrument No. 20140814-0073542, Instrument No. 20150227-0017002, Instrument No. 20161118-0122034, Instrument No. 20161118-0122035, Instrument No. 20161118-0122036, Instrument No. 20161130-0125372, Instrument No. 20161130-0125373, Instrument No. 20170504-0044438, Instrument No. 20170720-0073493, Instrument No. 20170720-0073494, Instrument No.20171108-0114807 and Instrument No. 20180622-0060478 and Instrument No. 20181204-0118306, Book 5983, Page 685, Book 6253, Page 443, Book 6387, Page 867, Book 6898, Page 31, Book 6898, Page 495, Book 6938, Page 38, Book 6940, Page 463, Book 6940, Page 458, Book 7118, Page 894, Book 7135, Page 746, Register's Office for Davidson County, Tennessee, but omitting any covenant, condition or restriction, if any, based on race, color, religion, sex, handicap, familial status or national origin unless and only to the extent that the covenant, condition or restriction (a) is exempt under Title 42 of the United States Code, or (b) relates to handicap but does not discriminate against handicapped persons; Deed of Conveyance for Open Space of record in Instrument Number 20171108-0114808; Easement to Global Signal of record in Instrument Number 20140509-0039932; Inspection and Maintenance Agreement for Private Stormwater Management Facilities of record in Instrument Number 20121029-0098753 and Instrument No. 20130724-0076308 and Instrument No. 20131216-0126751; Charter for HOA of record in Instrument Number 20121213-0114972; Ingress, Egress and Utility Easement of record in Instrument Number 20121218-0116523; Sanitary Sewer Easement of record in Instrument Number 20051031-0131232; Easement Agreement of record in Book 10424, Page 26; Lease Agreement of record in Book 10424, Page 22, Book 6288, Page 837, Assignment of Lease in 20010724-0078137, Instrument No. 20140509-0039933, Instrument No. 20140509-003995, Instrument No. 20051031-0131235, re-recoded in Instrument No. 20051107-0134543 and all in the Register's Office for Davidson County, Tennessee.

and that the title and quiet possession thereto they will warrant and forever defend against the lawful claims of all persons.

THIS conveyance is made subject to applicable restrictions, building set-back lines, all existing easements, and to all conditions as shown of Public Record.

With the hereditaments and appurtenances thereto appertaining, hereby releasing all claims to homestead and dower therein. **TO HAVE AND TO HOLD THE** said premises to the said Second Parties, their heirs and assigns forever.

And said First Party, for him/her/themself and for their heirs, executors and administrators do hereby covenant with Second Parties, their heirs, and assigns, that they are lawfully seized in fee simple of the premises above conveyed and has full power, authority and right to convey the same, and that said premises are free from all encumbrances except taxes for the year 20____, which are to be prorated between the parties as of the date of closing, the payment of which is assumed by the Second Parties; and that they will forever warrant and defend the said premises and the title thereto against the lawful claims of all persons whomever.

IN WITNESS WHEREOF, *the said First Party have hereunder set their hand and seal the day and year first above written.*

Joseph David Aprile

Abigail D. Aprile

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

PERSONALLY APPEARED BEFORE ME, the undersigned authority, a Notary Public in and for said County and State, the within named bargainor, **Joseph David Aprile**, 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 SEAL AT OFFICE, in WILLIAMSON County, this the 29 day of MAY, 2020.

NOTARY PUBLIC

My Commission Expires: 10/23/2023

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

PERSONALLY APPEARED BEFORE ME, the undersigned authority, a Notary Public in and for said County and State, the within named bargainor, **Abigail D. Aprile**, 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 SEAL AT OFFICE, in WILLIAMSON County, this the 29 day of MAY, 2020.

NOTARY PUBLIC

My Commission Expires: 10/23/2023

This deed is prepared with information provided by Steltemeier & Westbrook, PLLC. Preparer makes no representation with regard to the title.

TRUE COPY CERTIFICATION

I, Lynda Marvel, 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 the law.

Lynda Marvel

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

Personally appeared before me Lisa K. R. Wagner, a notary public for this county and state, Lynda Marvel, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

My Commission Expires: Sept. 20, 2020