THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **10 Burton Hills Blvd, Ste 130** **Nashville, TN 37215** **CRT File No. 200829139** Karen Johnson Davidson County Batch# 460167 **DEEDWARR** 08/19/2020 11:36:34 AM 2 pgs Fees: $13.00 Taxes: $2,590.00 20200819-0093406	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $700,000.00. Affiant Subscribed and sworn to before me, this 14th day of August, 2020. Notary Public My Commission Expires:

WARRANTY DEED

Address New Owner: Jerry Appleby and Desiree Appleby 4513 Utah Avenue Nashville TN 37209	Send Tax Bills To: New Owner	Tax Information: Tax Parcel ID No. 103-04-0-483.00

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, **Damon Kreth and Heather Kreth, Husband and Wife** ("Grantors"), have this day bargained and sold, and do hereby transfer and convey to **Jerry Appleby and Desiree Appleby, husband and wife**, ("Grantees"), their 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(s) 2 , as shown on the map entitled Final Plat Re-Subdivision of Lots 1, 2 & 3 on the Plan of Re-Subdivision of the North Half of Block 12, Sylvan Park Plan, of record in Instrument No. 20141223-0117195, 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 DAMON KRETH and HEATHER KRETH, HUSBAND AND WIFE, by deed from LAODICE, LLC, A TENNESSEE LIMITED LIABILITY COMPANY, of record in Instrument No. 20160310-0023114 , dated March 9, 2016 , said Register's Office.

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.

General or special taxes and assessments required to be paid in the year 2020 and subsequent years for Map-Par. 103-04-0-483.00.

Matters shown on the Plan of record in Instrument No. 20141223-0117195, said Register's Office.

Restrictive Covenants contained in instrument of record in Instrument No. 20151130-0120177, said Register's Office.

Storm Water Detention Agreement of record in Instrument NO. 20141030-0100013, said Register's Office.

This is improved property located at 4513 Utah Avenue Nashville TN 37209

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 14th day of August, 2020.

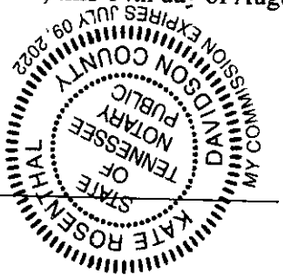
Damon Kreth

Heather Kreth

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Damon Kreth and Heather Kreth, 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 14th day of August, 2020.



Notary Public

My Commission Expires: _____