# WARRANTY DEED

**THIS INSTRUMENT WAS PREPARED BY/RETURN TO:**
Lawyer's Escrow Service, Inc., 2055 North Mount Juliet Road, Suite 202, Mount Juliet, TN 37122

STATE OF Tennessee

COUNTY OF Wilson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 263,000.00 .

Kimberley C Kindall
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 21st DAY OF April, 2021.

Mary Gail Porter
Notary Public
COMMISSION EXPIRES: 01-10-2023

MARY GAIL PORTER STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF WILSON MY COMMISSION EXPIRES JANUARY 10, 2023

(Affix Seal)

(BLANK FOR REGISTER'S OFFICE ENDORSEMENT)

Karen Johnson Davidson County
Batch# 620605 DEEDWARR
04/22/2021 10:44:30 AM 2 pgs
Fees: $13.00 Taxes: $973.10
20210422-0054019

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP PARCEL NUMBERS |
|---|---|---|
| APG Rentals, LLC | Same as new owner | 096-11-0-049 |
| (NAME) | (NAME) | |
| 10182 Old Hwy 60 | | |
| (ADDRESS) | (ADDRESS) | |
| Dudley, MO 63936 | | |
| (CITY) (STATE) (ZIP) | (CITY) (STATE) (ZIP) | |

FOR AND 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, we, **Rufus Shaver and Teresa Shaver, husband and wife,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **APG Rentals, LLC, a Limited Liability Company,** HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS, SUCCESSORS 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 Lot No. 46 on the Plan of Hickory Bend Subdivision, of record in Book 3300, page 38, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Rufus Shaver, unmarried by Deed dated September 30, 2011 from Sam W. Richards and wife, Dezorine Richards, recorded October 11, 2011, in Instrument Number 201110110078868, in the Official Records of Davidson County, Tennessee. The said Teresa Shaver, wife of the said Rufus Shaver, joins in this conveyance for the purpose of conveying any and all right, title or interest that he may have in subject property.

This conveyance is subject to all matters shown on any applicable recorded plan, all applicable easements, setback lines, and restrictions of record; and any encroachment, encumbrance, violation, variation or adverse circumstance affecting the title that would be disclosed by an accurate and complete land survey of the land and not shown by the Public Records.

This is Improved property, known as 3206 Cloverwood Drive (House Number) (Street) | (P.O. Address) | Nashville, TN (City or Town) | 37214 (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs. successors and assigns forever; and we do covenant with the said GRANTEES that 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 we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs, successors and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness our hands this 21st day of April, 2021.

Rufus Shaver

Teresa Shaver

State of Tennessee

County of Wilson

Before me, the undersigned, a notary public of the state and county aforesaid, personally appeared Rufus Shaver and Teresa Shaver, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument as their free act and deed for the purposes therein contained.

WITNESS my hand and seal this 21st day of April, 2021.

GAIL DORNAN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD
MY COMM. EXPIRES 11-20-2023

Commission Expires: _____

**Tennessee Certification of Electronic Document**

I, Ernest D. Bennett, III, 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 Tennessee )
)
County of Davidson )

Personally appeared before the undersigned, a notary public for this county and state, Ernest D. Bennett, III, who acknowledged that this certification of an electronic document is true and correct and whose signature I have witnessed.

MARY GAIL PORTER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILSON
MY COMMISSION EXPIRES JANUARY 10, 2023

*Notary Signature*

My Commission Expires: January 10, 2023



202104220054019