WARRANTY DEED

Karen Johnson Davidson County
Batch# 634897 DEEDWARR
05/12/2021 03:44:36 PM 2 pgs
Fees: $13.00 Taxes: $647.50

20210512-0064332

Y-SB-APM-21-2432

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $175,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 10th DAY OF MAY, 2021.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

Margaret R. Meador State of Tennessee Notary Public Davidson County My Commission Expires September 7, 2021

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Daniel L. Loveday	**American Pacific Mortgage Corporation and/or Warehouse Lenders**	
(NAME)	(NAME)	**073-07-0-152.00**
2432 Fairbrook Dr.	**3000 Lava Ridge Court**	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37214	**Roseville, CA 95661**	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **JIM WOLTER AND WIFE, AMY J. WOLTER,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **DANIEL L. LOVEDAY, A SINGLE MAN,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that 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. 11-A on the Plan of Cabin Hill Subdivision, Section One, Zone Lot Division of Lot No. 11 of record in Plat Book 6900, Page 829, 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 Jim Wolter and wife, Amy J. Wolter by Warranty deed from Daniel Gremillion, married of record in Book 11296, page 835, Register's Office for Davidson County, Tennessee, dated December 15, 1998 and recorded on January 13, 1999.

This conveyance is subject to:
- Taxes for the year 2021, a lien not yet due and payable.
- Subject to all matters shown on the Plan of record in Plat Book 6900, Page 829, Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **2432 Fairbrook Dr., Nashville, Tennessee 37214**.

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 we do covenant with the said GRANTEE(S) 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 GRANTEE(S), their heirs 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 my/our hand(s) this the 10th DAY OF MAY, 2021.

Jim Wolter

Amy J. Wolter

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, JIM WOLTER, the within named bargainor, 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 official seal, this the 10th of May, 2021.

Notary Public
My Commission Expires: 1·3·22
(SEAL)



STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, AMY J. WOLTER, the within named bargainor, 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 official seal, this the 10th of May, 2021.

Notary Public
My Commission Expires: 1·3·22
(SEAL)



RETURN TO:
Rudy Title and Escrow, LLC
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Nashville, TN 37212