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

CRT File No. 210937668

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is: $300,000.00.

Affiant

Subscribed and sworn to before me, this 3rd day of November, 2021.

Notary Public
My Commission Expires: July 26, 2023

ROBERT ASHWORTH NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY

Karen Johnson Davidson County
Batch# 749257 DEEDWARR
11/04/2021 11:49:42 AM 2 pgs
Fees: $13.00 Taxes: $1,110.00

20211104-0147637

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Amanda E. Resch and Aaron M. Resch 808 Tamarack South Madison TN 37115	~~New Owner~~ American Pacific Mtg. Corp. 3000 Lava Ridge Ct. # 200 Roseville, CA 95661	Tax Parcel ID No. 053 09 0 090.00

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, **Joseph Wesley High, a single man** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Amanda E. Resch and Aaron M. Resch, wife and husband**, ("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 all of Lot 54-B on the Plan of Zone Lot Division Lots 51, 54, 55, 57, Phase II, Kimbolton, of record in Plat Book 6900, Page 891, lot division from Book 6900, Page 792-794, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Joseph Wesley High, Single Man, by Warranty Deed from Brianna Cailin McEntee Simmons (formerly known as Brianna McEntee) and Blake Edward Simmons, Wife and Husband, of record in Instrument No. 20200424-0043015, in the Register's Office of Davidson County, Tennessee, dated April 22, 2020 and recorded on April 24, 2020.

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.

Taxes and assessments for the year 2022 and subsequent years, not yet due and payable.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of Phase II, Kimbolton, as recorded in Plat Book 6900, Page(s) 792-794.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of Zone Lot Division Lots 51, 54, 55 and 57, Phase II, Kimbolton, as recorded in Plat Book 6900, Page(s) 891.

Covenants, Conditions and Restrictions as set forth in Restrictive Covenants recorded in Book 7464, Page 969, Book 7470, Page 126, Book 7799, Page 50.

Covenants, Conditions and Restrictions as set forth in Covenants and Restrictions Enforcement recorded in Instrument No. 20060126-0009811.

This is improved property located at 808 Tamarack South Madison TN 37115

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 3rd day of November, 2021.

Joseph Wesley High

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Joseph Wesley High, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 3rd day of November, 2021.

Notary Public
My Commission Expires: _____

KATE ROSENTHAL
NOTARY PUBLIC
STATE OF TENNESSEE
DAVIDSON COUNTY
MY COMMISSION EXPIRES JULY 09, 2022