Davidson County DEEDWARR
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Fees:13.00 Taxes:610.50

20071205-0140717

File No. 271100839

WARRANTY DEED

TRACEY TRUMPHOUR STATE OF TENNESSEE NOTARY PUBLIC WILSON CO. TN

STATE OF TN
COUNTY OF WILSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $165,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30TH DAY OF NOVEMBER, 2007.

Notary Public

MY COMMISSION EXPIRES: 11-28-09

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Cumberland Title
Sidwell, Barrett, & Welch, PC
13026 Lebanon Road, Suite 100
Mt. Juliet, TN 37122

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Joel D. Zimmerly		063160C05400CO
(NAME) 5210 Southfork Boulevard	(NAME) Same	
(ADDRESS) Old Hickory, TN 37138	(ADDRESS)	
(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 CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, Keith Rebstock and wife, Melissa G. Rebstock, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Joel D. Zimmerly and Patricia G. Zimmerly, husband and wife, HEREINAFTER CALLED THE GRANTEE(S), Their HEIRS 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 Unit No. 54 on the Plan of the Planned Unit Development (Private Elements), Phase One-Section Two, Hermitage Springs Estates, as shown by plat appearing of record as Exhibit A to Instrument No. 20031031-0160338, filed for record in Instrument No. 200107030070299, of the Registers Office for Davidson County, Tennessee, to which plat reference is hereby made for more complete details of said unit.

Being the same property conveyed to Keith Rebstock and wife, Melissa G. Rebstock by Warranty Deed dated January 9, 2007 from R. J. York Homes, LLC as recorded in Instrument 20070109-0003758, Register's Office for Davidson County, Tennessee.

Subject to all matters as set forth per Plat recorded in Instrument No. 20010703-0070299,Register's Office of said County.

Restrictive Covenants of record in Instrument 20001206-0120233, Instrument 20020130-0013464, Instrument 20031006-0147712, Instrument 20031031-0160338 and Instrument 20040226-0022056, Register's Office of said County.

By-Laws as shown of record in Instrument 200170712-0074536 and Instrument 20030808-0113486, Register's Office for said County.

Charter of Homeowner's Association as shown of record in Instrument 20010716-0075385 and Instrument 20020128-0011789, Register's Office for said County.

Easement as shown of record in Instrument 20041110-0135663, Register's Office for said County.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☒ property, known as 5210 Southfork Boulevard, Old Hickory, TN 37138

(House Number) (Street) (P.O. Address) (City or Town) (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 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 hands this 30th day of November, 2007.

Keith Rebstock

Melissa G. Rebstock

STATE OF TN

COUNTY OF WILSON

Personally appeared before me; the undersigned, a Notary Public in and for said County and State, the within named Keith Rebstock and wife, Melissa G. Rebstock the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the person(s) described herein, and who acknowledge that they executed the within instrument for the purposes therein contained.

Witness my hand at office this 30th day of November, 2007.

Commission expires:

10-12-08

Notary Public

Kimie Perry
State of Tennessee Notary Public
Wilson Co.

File Number: 271100839

RETURN TO:

Cumberland Title
13018 Lebanon Road, Suite 100
Mt. Juliet, TN 37122