WARRANTY DEED

Davidson County DEEDWARR
Recvd: 08/26/08 12:43 2 pgs
Fees:13.00 Taxes:621.23
20080826-0087659

REBEKAH J. SIMS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $167,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15th day of August, 2008

Notary Public

MY COMMISSION EXPIRES: 3/20/2010

(AFFIX SEAL)

File No.: 2008070035

THIS INSTRUMENT WAS PREPARED BY
CLG Title and Escrow Services, LLC
1104 Fatherland Street Ste B, Nashville, TN 37206

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Travis B. Zimber and Carla A. Zimber	Gateway Funding Diversified Mortgage Services, LP	062-13-0-004.00
(NAME)	(NAME)	
1404 E. Riverwood Dr.	278 Franklin Rd., Ste. 238	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37216	Brentwood, TN 37027	
(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, I/WE, Joan Barton, unmarried, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Travis B. Zimber and wife, Carla A. Zimber, HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Being part of the Lot No. 31 on the Plan of Riverwood Subdivision of record in Book 547, Page 62, Register's Office for Davidson County, Tennessee, described as follows, to wit:

Beginning on the southerly margin of East Riverwood Avenue, as widened, at the northwest corner of the property conveyed to Clarence Weber Tuley et al, by deed from Commerce Union Bank, Trustee of record in Book 1036, Page 127, said Register's Office; thence with said Tuley's westerly line and southwardly 176 feet; thence westwardly 60 feet to a point being 60.25 feet east of the easterly margin of Riverwood Drive; thence northwardly and parallel with the westerly line of said Tuley's property 176 feet to the southerly margin of East Riverwood Avenue, as widened; thence with same eastwardly 60 feet to the beginning.

Being the same property conveyed to Joan Barton, married by Warranty Deed from James T. Tohill and Mary J. Tohill, husband and wife, dated April 26, 1993 and recorded in Book 8928, page 377, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS SUBJECT TO: 1) Current years taxes which have been prorated and assumed by the Grantee(s); 2) All restrictions of record; 3) All easements of record; 4) All visible easements; 5) All matters appearing on the plan of record; 6) All applicable government and zoning regulations.

unimproved ☐
This is improved ☒ property, known as 1404 E. Riverwood Dr., Nashville, TN 37216
(House Number) (Street) (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 GRANTEES, their heirs 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 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 15th day of August, 2008.

Joan Barton

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named Joan Barton, the bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal on this the 15th day of August, 2008.

Notary Public

My Commission Expires 3-20-2010

REBEKAH J. SIMS
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY

RETURN TO:

CLG Title and Escrow Services, LLC
1104 Fatherland Street Ste B
Nashville, TN 37206