File No. 1101603

WARRANTY DEED

MONTE POE
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $101,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 25th DAY OF MARCH, 2011.

Notary Public

MY COMMISSION EXPIRES: 9/3/12

(AFFIX SEAL)

BILL GARRETT, Davidson County
Trans:T20110018504 DEEDWARR
Recvd: 03/30/11 11:14 2 pgs
Fees:13.00 Taxes:375.55
20110330-0024378

THIS INSTRUMENT WAS PREPARED BY
J. D. Kious, Attorney
Lawyers Land & Title Services, LLC
503 N. Maple St., Suite A
Murfreesboro, TN 37130

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Theolyn K. Loy and Krishna Helen Loy	SAME	15605001600
(NAME)	Regions Bank (NAME)	
953 Harpeth Bend Dr	2050 Parkway Office Circle	
(ADDRESS)	(ADDRESS)	
Nashville TN 37221	Birmingham, AL 35244	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in 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, **Michael G. Zimmerer, unmarried,** hereinafter called the GRANTOR, has bargained and sold, and by these presents does transfer and convey unto **Theolyn K. Loy, an unmarried woman, and Krishna Helen Loy, an unmarried woman, with right of survivorship** 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:

Land in Davidson County, Tennessee, being Lot No. 799 on the plan of Section Four-First Addition Harpeth Woods, of record in Plat Book 5200, page 635, Register's Office for said County, to which plan reference is hereby made for a more complete description of said lot.

Being the same property conveyed to Michael G. Zimmerer and spouse, Kathleen R. Zimmerer, by Warranty Deed of record in Book 8428, page 210 of the Register's Office for Davidson County, Tennessee. Kathleen R. Zimmerer having since died on June 22, 2002, leaving Michael G. Zimmerer as the sole surviving tenant by the entirety.

This conveyance is subject to all matters as shown on plat of record in Book 8428, page 210 of the Register's Office for Davidson County, Tennessee.

This conveyance is 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.

This is improved ☑ property, known as 953 Harpeth Bend Dr., Nashville, Tennessee 37221

(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 GRANTEES, their heirs and assigns forever; and GRANTOR covenants with the said GRANTEES that he is lawfully seized and possessed of said land in fee simple, has a good right to convey it and the same is unencumbered, unless otherwise herein set out; and GRANTOR further covenants and binds himself, his heirs and assigns, 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 hand this 25th day of March, 2011.

Michael G. Zimmerer

STATE OF TENNESSEE

COUNTY OF RUTHERFORD

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Michael G. Zimmerer, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the person described herein, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand at office this 25th day of March, 2011.

Commission expires: 5/17/2014

Notary Public

J.D. KIOUS
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

File Number: 1101603

RETURN TO:

Lawyers Land & Title Services, LLC
503 North Maple Street, Suite A
Murfreesboro, TN 37130