WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF ROBERTSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $199,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29th day of September, 2011.

Notary Public

MY COMMISSION EXPIRES: 6-28-15
(AFFIX SEAL)

APRIL G. NICHOLS STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Warranty Title Insurance Company, Inc., 2401 Memorial Blvd.
Springfield, Tennessee 37172

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Christopher Zimmer	Real Estate Mortgage Network, Inc.	081120G00100 CO
(NAME)	(NAME)	
1506 Arthur Avenue	70 Grand Avenue, Suite 109	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37208	River Edge, NJ 07661	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	File No.: 20110840

For and consideration of the sum of ten dollars, cash in hand paid by the hereinafter named GRANTEE, and other good and valuable considerations, the receipt of which is hereby acknowledged, **I, The Farmers Bank**, hereinafter called the GRANTOR, have bargained and sold, and by these presents do transfer and convey unto **Christopher Zimmer, a single man**, hereinafter called the GRANTEE, **his/her** heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit. :

Certain real property situate in Davidson County, Tennessee, and described as follows, to-wit:

BEING Unit 1504A, on the plan of Final Plat, of Arthur Street Condominiums, a horizontal property regime thereof having been established by the Master Deed and By Laws of record in Instrument 20090924-0089001, in said Register's Office, to which record reference is hereby made for a more particular description thereof.

BEING all of the same property conveyed to The Farmers Bank by Warranty Deed in Lieu of Foreclosure from Kimberly M. Cisco and Samuel E. Harding, Jr., dated June 30, 2009 and filed of record in Instrument 20090717-0067362, Register's Office for Davidson County, Tennessee.

Subject to the provisions and requirements of the provisions of the Tennessee Horizontal Property Act as set out in Section 66-27-101, et seq. of the Tennessee Code Annotated, to the By-Laws for the administration thereof; to easements, rights and interest in favor of other unit owners and all sewer, water, electrical, telephone and other utility easements now or hereafter established over, through, or upon the land embracing the regime and covenants, restrictions, options, burdens, assessments and other undertakings contained in the Master Deed establishing a Horizontal Property Regime of Arthur Street Condominiums, of record in Instrument 20090924-0089001, said Register's Office, and By-Laws appended thereto.

unimproved ☐

This is improved ☒ property, known as 1506 Arthur Avenue, Nashville, TN 37208

(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, his/her heirs and assigns forever; and I do covenant with the said GRANTEE that I am 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 I do further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE, his/her heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used any gender shall be applicable to all genders.

It is expressly agreed by the parties hereto that all taxes for the current year shall be prorated between them as of the date of this deed.

This conveyance is expressly made subject to reservations, restrictions, easements, covenants and conditions contained in former instruments of record pertaining thereto and to all easements and encroachments apparent from an inspection of the property.

BILL GARRETT, Davidson County
Trans:T20110062668 DEEDWARR
Recvd: 10/07/11 10:44 2 pgs
Fees:13.00 Taxes:736.30
20111007-0078095

Witness my hand this 29th day of September, 2011.

The Farmers Bank

By: Kelvin Penuel, Senior Vice President

STATE OF TENNESSEE

COUNTY OF ROBERTSON

Before me, the undersigned authority, a Notary Public of the State and county mentioned, personally appeared Kelvin Penuel, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be Senior Vice President of The Farmers Bank, the within named bargainor, a Corporation, and that as such officer, executed the foregoing instrument for the purpose therein contained, by personally signing the name of the Corporation as Senior Vice President.

Witness my hand and official seal this 29th day of September, 2011.

Commission expires: 10-18-2011

Notary Public

SONYA M. BRANHAM
STATE OF TENNESSEE
NOTARY PUBLIC
SUMNER COUNTY