**RECORD AND RETURN TO:**
Mitchell A. Watts, Attorney
2400 Crestmoor Road #102
Nashville, TN 37215

| WARRANTY DEED | STATE OF TENNESSEE<br>COUNTY OF DAVIDSON<br>THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $166,500.00<br>Affiant<br>SUBSCRIBED AND SWORN TO BEFORE ME THIS 21 day of Dec 2011.<br>Notary Public<br>MY COMMISSION EXPIRES: 7-8-2013<br>(AFFIX SEAL) |
|---|---|

ROBIN L. BURCH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

ROBIN L. BURCH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

**THIS INSTRUMENT WAS PREPARED BY**
Foundation Title & Escrow Series, LLC, 30 Burton Hills Blvd, Suite 175, Nashville, TN 37215

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| Heather Chalos | NEW OWNER | 096-01-0A 010.00CO |
| (NAME) | (NAME) | |
| 85 Riverpoint Pass | | |
| (ADDRESS) | (ADDRESS) | |
| Nashville, TN 37214 | , , | |
| (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, I/WE, **David L. Zimmerman and Charlene F. Zimmerman**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Heather Chalos***, 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:

*and her husband, Steven Wesley Chalos,

Land in Davidson County, Tennessee, being Lot No. 10 on the Plan of Riverpoint, Section Two, a Planned Unit Development, of record in Book 5200, Page 749**, Register's Office of said County, to which refere3nce is hereby made for a more particular description.

**revised in Book 7900, page 641,

Being the same property conveyed to David L. Zimmerman and wife, Charlene F. Zimmerman, by deed from Richard Jason Bunch and wife, Melissa Bunch, dated 6/14/07 of record in Instrument No. 200706180072529, Register's Office of Davidson County, Tennessee,

This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

unimproved ☐
This is improved ☐ property, known as 85 Riverpoint Pass, Nashville, TN 37214

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, has 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.

BILL GARRETT, Davidson County
Trans:T20120002759 DEEDWARR
Recvd: 01/12/12 08:11 2 pgs
Fees:13.00 Taxes:616.05
20120112-0003128

Witness our hands this 20th day of December, 2011

David L. Zimmerman

Charlene F. Zimmerman

JORDAN L HOCKADAY
NOTARY
MY COMMISSION EXPIRES
3/31/15
PUBLIC
WAKE COUNTY, NC

STATE OF NC
COUNTY OF Wake

Personally appeared before me, the undersigned authority, **David L. Zimmerman*** , the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledge that she/he/they executed the within instrument for the purposes therein contained.

*and Charlene F. Zimmerman

Witness my hand and official seal, this 20th day of December, 2011.

Notary Public

My commission expires: 3/31/15

~~STATE OF~~ NC
~~COUNTY OF~~ Wake

~~Personally appeared before me, the undersigned authority, **Charlene F. Zimmerman**, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledge that she/he/they executed the within instrument for the purposes therein contained.~~

~~Witness my hand and official seal, this 20th day of December, 2011.~~

~~Notary Public~~

~~My commission expires: 3/31/15~~