(1)

Return To:
McCann, Hubbard & Solomon
1804 Williamson Ct., Ste 201
Brentwood, TN 37027
615-377-3319

# WARRANTY DEED

State of Tennessee )
County of Davidson )

12-09-013

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $230,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 15th day of October, 2012

Notary Public

My Commission Expires: 9/9/14 (AFFIX SEAL)

PETER WEISS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

**THIS INSTRUMENT WAS PREPARED BY**

**Weiss & Weiss, Attorneys at Law, 1900 Church Street, Ste. 301, Nashville, TN 37203**

| ADDRESS FOR NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL-NUMBERS |
|---|---|---|
| **STACI GATLIN and MATTHEW JOHN WILLIAMS** | New Owner | 147-10 |
| (NAME) 5038 Edmondson Pike | (NAME) | 216.00 |
| (ADDRESS) Nashville, TN 37211 | (ADDRESS) | |
| (CITY) (STATE) (ZIP) | (CITY) (STATE) (ZIP) | |

**FOR AND CONSIDERATION** of the sum of ten dollars ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, I/we, **JACK ZIGELSKY and wife JACKIE ZIGELSKY**, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **STACI GATLIN, a single woman and MATTHEW JOHN WILLIAMS, a single man, as tenants in common with rights of survivorship** 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 Lot No. 1, on the Plan of Section Two B.J. Homebuilders Subdivision, of record in Instrument No. 20020624-0075606, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

BEING part of the same property conveyed to JACKIE ZIGELSKY by Deed from FRANCIS RUTH GADDIS, of record in Instrument No. 20060905-0108954, Register's Office for Davidson County, Tennessee.

Subject property is not now nor ever has been the principal residence of the grantors.

THIS conveyance is subject to any and all zoning regulations, building restrictions and setback lines, if any, and easements and rights for public utilities applicable to this property; and taxes for the current year which have been prorated and paid by the Grantor(s) herein.

BEING unimproved ☐
Improved ☒ property known as: **5038 Edmondson Pike, Nashville, TN, 37211.**

(House Number) (Street) (City or Town) (State) (Zip)

BILL GARRETT, Davidson County
Trans:T20120079233 DEEDWARR
Recvd: 10/18/12 10:34 2 pgs
Fees:13.00 Taxes:851.00

20121018-0095604

**TO HAVE AND TO HOLD** the said tract or parcel of land, together with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their successors 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 successors 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 WHEREOF,** our hands, this 15th day of October, 2012.

**JACK ZIGELSKY**

**JACKIE ZIGELSKY**

STATE OF Tennessee )
COUNTY OF Davidson )

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **JACK ZIGELSKY and wife JACKIE ZIGELSKY**, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 15th day of October, 2012.

My Commission Expires: 09/09/14

Notary Public

