BILL GARRETT, Davidson County
Trans:T20130019719 DEEDWARR
Recvd: 03/11/13 14:22 2 pgs
Fees:13.00 Taxes:832.50
20130311-0024074

Warranty Deed

This instrument prepared by:
Please record and return to:
Freedom Title Services
116 Center Court
Clarksville, TN 37040

LEANNA E. VOGEL
STATE OF TENNESSEE NOTARY PUBLIC
MONTGOMERY COUNTY

STATE OF TENNESSEE
COUNTY OF Montgomery

The actual consideration or value, whichever is greater, for this transfer is $225,000.00.

Maggie Pillow
Affiant

Subscribed and sworn to before me, this the 26th day of February, 2013.

Leanna E. Vogel
Notary Public

My commission expires: 7/17/2013

THIS INSTRUMENT WAS PREPARED BY
WAGON WHEEL TITLE
202 SOUTH 11TH STREET
NASHVILLE, TN 37206
615.650.5100

Address of New Owner(s) as follows:	Send Tax Bills To:	Map/Parcel Numbers:
Albert M. Zabroski Nichole L. Zabroski	NEW OWNERS	
4401 Stenberg Rd.		039-00-0-295.00
Whites Creek, TN 37189		

FOR AND IN CONSIDERATION OF THE SUM OF ONE DOLLAR ($1.00), 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, **BRIAN CHRISTIANSON AND WIFE, NICOLE BIBUS CHRISTIANSON**, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **ALBERT M. ZABROSKI AND NICHOLE L. ZABROSKI, HUSBAND AND WIFE,** HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/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 described as follows:

Beginning at a railroad spike found, as a point of reference, in the centerline of Stenberg Road, at the northwest corner of the Timothy N. Capps property (Instrument No. 20070928 0115961, Register's Office for Davidson County, Tennessee), and being the northeast corner of the Timothy C. Drake and Marsha T. Drake property (Instrument No. 20060327-0034158, Register's Office for Davidson County, Tennessee); thence with the following eight calls along the centerline of Stenberg Road; South 34 degrees 53 minutes 08 seconds West 109.16 feet; South 41 degrees 36 minutes 28 seconds West 77.61 feet; South 46 degrees 10 minutes 01 seconds West 88.21 feet; South 52 degrees 08 minutes 13 seconds West 233.32 feet; South 52 degrees 01 minute 12 seconds West 303.19 feet; South 58 degrees 30 minutes 17 seconds West 81.57 feet; South 69 degrees 00 minutes 00 seconds West 40.21 feet; South 74 degrees 14 minutes 13 seconds West 76.31 feet; thence leaving the centerline of Stenberg Road; South 17 degrees 32 minutes 56 seconds East 25.01 feet to a iron pin set at the TRUE POINT OF BEGINNING of this tract:

Thence South 17 degrees 32 minutes 56 seconds East 550.29 feet to an IRON PIN SET; thence South 72 degrees 27 minutes 04 seconds West 391.60 feet to an IRON PIN SET; thence North 17 degrees 32 minutes 56 seconds West 550.30 feet to a IRON PIN SET in the southerly margin of Stenberg Road; thence with the following three calls along said margin; North 69 degrees 34 minutes 35 seconds East 157.80 feet to an IRON PIN SET; thence North 71 degrees 06 minutes 51 seconds East 107.90 feet to a IRON PIN SET; thence North 77 degrees 10 minutes 58 seconds East 126.56 feet to the TRUE POINT OF BEGINNING of this tract and containing 5.00 acres, more or less, according to a survey by Murray Wall & Company, P.C., 1923 Green Hills

Boulevard, Franklin, Tennessee, W. Murray Wall, Surveyor, License No. 1623, dated February 21, 2008, File No. 206608.

Being the same property conveyed to Brian Christianson and wife, Nicole Bibus Christianson by Warranty Deed from Marsha T. Drake and husband, Timothy C. Drake, of record at Instrument No. 20080229-0020147, Register's Office for Davidson County, Tennessee, dated February 26, 2008 and recorded on February 29, 2008.

This conveyance is subject to all restrictions, easements and planning documents of record, and current year's taxes and subsequent years, a lien not yet due and payable.

This is improved property known as 4401 Stenberg Rd., Whites Creek, TN 37189.

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(S), his/her/their heirs and assigns forever; and I/we do covenant with the said GRANTEE(S) that I/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 I/we do further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/their heirs and assigns, against the lawful claims of all persons whomsoever.

Wherever used, the singular number shall include the plural, the singular, and the use of any gender shall be applicable to all genders.

WITNESS MY/OUR HANDS EFFECTIVE AS OF THE 26th day of February, 2013.

Brian Christianson

Nicole Bibus Christianson

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Brian Christianson and Nicole Bibus Christianson, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this 26th day of February, 2013.

Notary Public

STEVEN T. MORRIS
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires JULY 8, 2013