THIS INSTRUMENT WAS PREPARED BY	STATE OF TENNESSEE COUNTY OF Davidson
Bankers Title & Escrow Corp. 3310 West End Ave., Ste. 410 Nashville, TN 37203	THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 390,000.00. Affiant SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 8 DAY OF JULY, 2013. Notary Public MY COMMISSION EXPIRES: March 6, 2016 (AFFIX SEAL)

BILL GARRETT, Davidson County
Trans:T20130059161 DEEDWARR
Recvd: 07/11/13 13:41 2 pgs
Fees:13.00 Taxes:1443.00
20130711-0071882

P. J. MOORE NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
David Jarmoluk and Carey Phillips	Movement Mortgage, LLC	MAP 75-0
5330 Weber Road	841 Seahawk Circle	PARCEL 125.00
Hermitage, TN 37076	Virginia Beach, VA 23452	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, WE, **John C. Zimmerman and wife, Ann Zimmerman (a/k/a John C. Zimmerman and Ann Zimmerman),**

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **David Jarmoluk and Carey Phillips, husband and wife,**

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, described as follows:

Being the southerly portion of the Jenkins Land, containing 5.26 acres, more or less, and described according to a survey made by Bruce Rainey & Associates, dated November 12, 1976, as follows:

BEGINNING at a point on the easterly margin of Weber Road, said point being 998.94 feet from the corner of Weber Road and Old Hickory Boulevard; thence continuing with said margin, South 21 deg. 45' 34" West 260.13 feet to a point; thence leaving said Weber Road, South 63 deg. 12' 28" East 112.15 feet to a point; thence South 63 deg. 10' 36" East 141.88 feet to a point; thence South 63 deg. 16' 30" East 104.81 feet to a point; thence South 11 deg. 50' 42" West 239.81 feet to a point; thence South 63 deg. 13' 00" East 316.86 feet, more or less, to a point in the center of Stoner Creek; thence running with said creek North 4 deg. 46' 46" West 493.46 feet to a point; thence leaving said Creek, North 43 deg. 39' 25" West 333.16 feet to a point; thence North 71 deg. 22' 26" West 290.00 feet to the point of beginning.

Being the same property conveyed to John C. Zimmerman and wife, Ann Zimmerman by deed from Associates Financial Services Company of Tennessee, Inc., dated July 20, 1988 and recorded on July 26, 1988 in Book 7609, page 588, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been prorated and assumed by Grantee; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

This is () UNIMPROVED

(X) IMPROVED property known as **5330 Weber Road, Hermitage, TN 37076.**

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, 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 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 our hands this the 8th day of July, 2013.

John C. Zimmermann

Ann Zimmermann

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 **John C. Zimmermann and Ann Zimmermann,** with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the within named bargainors, and who acknowledged that they executed the within instrument of the purposes therein contained.

Witness my hand and official seal this the 8th day of July, 2013.

My Commission expires: March 5, 2016

Notary Public

R. L. MOORE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENNESSE