WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20130083399 DEEDWARR
Recvd: 09/26/13 13:52 2 pgs
Fees:13.00 Taxes:536.50
20130926-0101265

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $145,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 20 day of September, 2013.

Notary Public

MY COMMISSION EXPIRES: 6/15/14
(AFFIX SEAL)

CONNIE J BUCHANAN STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY, TN

THIS INSTRUMENT WAS PREPARED BY
Premier Escrow, LLC, 4301 Hillsboro Road, Suite 300, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Ian Zelnik	New Owner	
(NAME)	(NAME)	
226 Blackman Rd.		147-6-74
(ADDRESS)	(ADDRESS)	
Nashville, TN 37211		
(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, **RANDALL K. HARLEY JR., CO-TRUSTEE AND JIM RAYBURN HARLEY, SUCCESSOR CO-TRUSTEE OF THE RANDALL K. HARLEY, JR. LIVING TRUST DATED OCTOBER 3, 1995, AND** , HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **IAN REED ZELNIK AND WIFE, LINDA KAY ZELNIK,** 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, being Lot No. 40 on the Plan of Section One, Revised, Caldwell hall, as of record in Book 3106, page 121, Register's Office for said County.

Said Lot No. 40 fronts 66.7 feet on the north side of Blackman Road, as measured around a curve and extends back 137.9 feet on the east line and 163.6 feet on the west line, to a dead line in the rear, which is a broken line on which it measures 94.5 feet.

Being the same property conveyed to Randall K. Harley, Jr. and Jayne R. Harley, Co-Trustees under the Randall K. Harley, Jr. Living Trust dated October 3, 1995 of record in Book 10328, page 36, said Register's Office. The said Jayne R. Harley has since died. The terms of the Trust names Jim Rayburn Harley as Successor Co-Trustee.

This conveyance is subject to (a) 2013 real property taxes; (b) all matters appearing on the plan of record in Book 3106, page 121, said Register's Office; and (c) restrictive covenants of record in Book 1788, page 106, Book 2929, page 117 and Book 2997, page 93, said Register's Office.

unimproved ☐

This is improved ☒ property, known as 226 Blackman Rd., Nashville, TN 37211
(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 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 my hand this 17 day of September, 2013.

Randall K. Harley, Jr., Co-Trustee

Jim Rayburn Harley, Successor Co-Trustee

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned notary public, Randall K. Harley, Jr., with whom I am personally acquainted and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the Co-Trustee of The Randall K. Harley, Jr. Living Trust dated October 5, 1995, and who further acknowledged that he is authorized by said Trust Agreement to execute the within instrument as Co-Trustee of said Trust.

Witness my hand and official seal at Nashville, Tennessee this 17 day of September, 2013.

Commission expires:

JOHN GREGORY HARDEMAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires 8.08.7.2017

Notary Public

STATE OF CALIFORNIA
COUNTY OF SAN DIEGO

Personally appeared before me, the undersigned notary public, Jim Rayburn Harley with whom I am personally acquainted and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the Successor Co-Trustee of The Randall K. Harley, Jr. Living Trust dated October 5, 1995, and who further acknowledged that he is authorized by said Trust Agreement to execute the within instrument as Successor Co-Trustee of said Trust.

Witness my hand and official seal at La Mesa, California this 10 day of September, 2013.

Commission expires: 2.2.2014

Notary Public

CCS1 P. KALANTAR
COMM. #1878943
NOTARY PUBLIC - CALIFORNIA
SAN DIEGO COUNTY
My Commission Expires 02/02/2014 CCS1

Return to:
Foundation Title and Escrow, LLC.
2672 N. Mt. Juliet Rd.
Mt. Juliet, TN 37122