BILL GARRETT, Davidson County
Trans:T20130098003 DEEDWARR
Recvd: 11/18/13 15:26 2 pgs
Fees:13.00 Taxes:347.80
20131118-0118919

Prepared By & Return To:
Clarity Title, LLC
100 Hazel Path, Suite C
Hendersonville, TN 37075
13-10015

STATE OF TENNESSEE
COUNTY OF Sumner

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $94,000.00.

Deborah J Zimmerlee
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 7th DAY OF November, 2013.

Notary Public

Commission Expiration: 4/20/15

QUENN N. CRUM
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL:
Marilyn K. Gray	Synovus Mortgage Corp.	083010122500
128 Hedgelawn Drive	2204 Lakeshore Drive, Ste 325	
Hendersonville, TN 37075	Birmingham, AL 35209	

WARRANTY DEED

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

Ronald Zimmerlee and wife, Deborah Zimmerlee

HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Marilyn K. Gray, a married woman

HEREINAFTER CALLED THE GRANTEE, HER 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 the easterly 55 feet of Lot No. 30 on the Map of W.H. Hyronemus Addition, of record in Book 161, page 174, Register's Office for Davidson County, Tennessee.

Said part of Lot No. 30 fronts 55 feet onthe northerly side of Granada Avenue, or Bailey Street, and runs back between parallel lines with the westerly margin of an unnamed 50 foot street, 168 feet to an alley.

Being the same property conveyed to Ronald Zimmerlee and wife, Deborah Zimmerlee on 01/15/2009, by deed from Marsha Lee Trisdale and Maudine Jacobs and Margaret Harper and Michael Wesley Lindsey, filed for record on 01/16/2009, in Instrument No. 20090116-0004135, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all

applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

This is improved property known as 933 Granada Ave., Nashville, Davidson County, TN 37206.

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, her heirs and assigns forever; and we do covenant with the said GRANTEE 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 GRANTEE, her 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 7th day of November, 2013.

Ronald Zimmerlee

Deborah Zimmerlee

STATE OF TN
COUNTY OF Sumner

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Ronald Zimmerlee and Deborah Zimmerlee,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Hendersonville, Tennessee this 7 day of November, 2013.

Notary Public

Commission Expiration: 4/20/15

QUENN N. CRUM
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY