WARRANTY DEED

BILL GARRETT, Davidson County
Trans: T20140008965 DEEDWARR
Recvd: 02/07/14 10:30 2 pgs
Fees: 13.00 Taxes: 270.69
20140207-0010946

DON KEITH HEAD III
STATE OF TENNESSEE NOTARY PUBLIC
ROBERTSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $73,160.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 5th day of February, 2014.

Notary Public

MY COMMISSION EXPIRES: July 30, 2017.
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Warranty Title Insurance Company, Inc., 165 Indian Lake Blvd., Ste. 106
Hendersonville, Tennessee 37075 Ret.

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Crystal Sea Inc.	Crystal Sea Inc.	06111014400
(NAME)	(NAME)	
1000 Virginia Ave.	1119 Mary Evelyn Ct	
(ADDRESS)	(ADDRESS)	
Nashville, TN	Nashville, TN 37217	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	File No.: 20140082

For and 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, Wesley Carl Zimmerlee and wife, Linda M. Zimmerlee**, hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **Crystal Sea Inc.**, hereinafter called the GRANTEE, **his/her** heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit. :

Certain real property situate in Davidson County, Tennessee, and described as follows, to-wit:

BEING the West 69.5 feet front and 66.5 feet rear of Lot No. 31 on the Map of George Burros Subdivision of Lot No. 81 of the Maplewood Homes Tract of record in Book 421, page 178, Register's Office for Davidson County, Tennessee.

Said Part of Lot No. 31 fronts 69.5 feet on the south side of Virginia Avenue and runs back 253 feet on the West line and 250 feet on the East line to a dead line and measures 66.5 feet thereon.

BEING all of the same property conveyed to Wesley Carl Zimmerlee and Linda M. Zimmerlee by Warranty Deed from James H. Witt and wife, Ruth S. Witt, dated December 2, 1987 and filed of record in Book 7419, Page 472, Register's Office for Davidson County, Tennessee.

unimproved
This is improved X property, known as 1000 Virginia Ave., Nashville, TN 37216
(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 GRANTEE, his/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, his/her heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used any gender shall be applicable to all genders.

It is expressly agreed by the parties hereto that all taxes for the current year shall be prorated between them as of the date of this deed.

This conveyance is expressly made subject to reservations, restrictions, easements, covenants and conditions contained in former instruments of record pertaining thereto and to all easements and encroachments apparent from an inspection of the property.

Witness our hands this 5th day of February, 2014.

Wesley Carl Zimmerlee

Linda M. Zimmerlee

STATE OF TENNESSEE

COUNTY OF DAVIDSON

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

Witness my hand and official seal this 5th day of February, 2014.

Commission expires: July 30, 2017

DON KEITH HEAD III
STATE OF TENNESSEE NOTARY PUBLIC
ROBERTSON COUNTY

Don Keith Head III Notary Public