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

BILL GARRETT, Davidson County
Trans:T20140011029 DEEDWARR
Recvd: 02/18/14 09:26 2 pgs
Fees:13.00 Taxes:499.50
20140218-0013472

This instrument prepared by ~~and Record and Return to:~~
Parthenon Title Agency, LLC
85 White Bridge Road Suite 100-B
Nashville, TN 37205
(615) 829-5190

File No.: 14-1027

WARRANTY DEED

THIS INDENTURE, made and entered into this **2/14/2014,** by and between **Linda Noss Zumstein, and Larry Zumstein, Wife and Husband** parties of the first part, and **Audrey Assad and William Price, Wife and Husband,** party of the second part,

WITNESSETH: This for and in consideration of Ten Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, the said party of the first part had bargained and sold and does hereby bargain, sell, convey and confirm unto the said party of the second part the following described Real Estate, situated and being in the City of **Nashville,** County of **Davidson,** State of **Tennessee,** to wit:

Land in the 12th Civil District of Davidson County, Tennessee, being part of lot No. 4 on the map showing subdivision of James Cunningham Place, as of record in book 421, page 173, Register's Office for said County being lot 4 – A on the unrecorded subdivision of said lot No. 4 described according to a survey made by John N. Sullivan, Civil Engineer, March 25, 1964, as follows:

Beginning on the southerly margin of Stanwyck Drive extended at a point south 85 degrees 31' east 197.5 feet from the northeast corner of lot No.9 on the plan of Hillhurst Acres, Section One, as of record in book 2331, page 51, said Register's Office; thence with the northerly margin of said Drive, south 85 degrees 43' east 197.42 feet; thence south 4 degrees 58' west 227.16 feet; thence north 83 degrees 14' west 197.5 feet; thence north 4 degrees 58' east 218.58 feet to the beginning.

Being the same property conveyed to Raymond L. Noss and wife, Lillian C. Noss by deed from Mary H. Wingett and Ruth J. Wingett, dated 05/22/1961, of record in Book 3765, page 437, Register's Office for Davidson County, Tennessee. Lillian C. Noss died intestate on May 1, 2013. Deceased was predeceased by her husband Raymond L. Noss. Leaving said property to the next of kin/heir Linda Noss Zumstein.
Said William Price joins in to conveyed any married interest he may have in said property.

This conveyance is made subject to: All existing easements and restrictions of record.

Parcel ID # **060 07 0 115.01**
☒ Improved **3106 Stanwyck Drive, Nashville, TN 37207**

TO HAVE AND TO HOLD the aforesaid Real Estate together with all appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the said party of the second part, his/her heirs, successors and assigns in fee simple forever.

The said party of the first part does hereby covenant with the said party of the second part that he/she is lawfully seized in fee simple of the afore described real estate; that he/she has good right to sell and convey the same; that the same is unencumbered, EXCEPT as set forth herein, and that the title and quiet possession thereto he/she warrants and forever defends against the lawful claims of all persons.

The word "party" as used herein shall mean "parties" if more than one person or entity be referred to, and pronouns shall be construed according to their proper gender and number according to the context hereof.

WITNESS the signature of the party of the first part of the day and year first above written.

Linda Noss Zumstein

Linda Noss Zumstein

Larry Zumstein

Larry Zumstein

STATE OF **Tennessee**

COUNTY OF **Davidson**

Before me, the undersigned, a Notary Public in and for said County and State, duly commissioned and qualified, personally appeared **Linda Noss Zumstein** and Larry Zumstein to me known to the persons described in and who executed the foregoing instrument, and acknowledged that they executed the same for the purposes therein contained as his/her free Act and Deed.

Witness my hand and Notarial Seal this 14th day of February, 2014..

Rebecca T. Garland

Notary Public

My Commission Expires: 5/8/17

REBECCA T. GARLAND
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

****

Owner's Name: **William Price and Audrey Assad**

and Address: **3106 Stanwyck Drive, Nashville, TN 37207**

Mail tax bills to: New Owners

I, or we, hereby swear and affirm that, to the best of the affiant's knowledge, information, and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater, is **$135,000.00** which amount is equal or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant

STATE OF **Tennessee**

COUNTY OF **Davidson**

Subscribed and sworn to before me this 14th day of February, 2014..

Notary Public

My Commission Expires: _____

SELINA HARRIS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON, TENN.
My Comm. Expires May 5, 2015