WARRANTY DEED

Davidson County DEEDWARR
Recvd: 05/28/14 12:21 2 pgs
Fees:13.00 Taxes:447.70
20140528-0045724

STATE OF TENNESSEE, COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $121,000.00.

Affiant

Subscribed and sworn to me on May 27th, 2014

Memorie White

NOTARY PUBLIC
My Commission Expires: 07-03-17

MEMORIE WHITE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY:

John Cobb Rochford, Attorney-at-Law
2200 Abbott Martin Road, Suite 201
Nashville, Tennessee 37215
(615)269-7676

NAME/ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP – PARCEL #
Jewell and Dwight Kinzer 511 Robbie Ann Ct. Madison, TN 37115	owners at property address	052 01 0C 030.00

FOR AND IN CONSIDERATION of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, John B. Varallo, Jr. and wife, Mary L. Varallo, hereinafter called **"GRANTORS,"** have bargained and sold, and by these presents do transfer and convey unto Jewell A. Kinzer and Dwight E. Kinzer, wife and husband, hereinafter called **"GRANTEES,"** their successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

> Land in the 9th Councilmanic District of Davidson County, Tennessee, being Lot No. 30 on the Revised Plan of Neely's Chase, A Planned Unit Development, of record in Plat Book 7900, page 196, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.
>
> Being the same property conveyed to John B. Varallo, Jr. and wife, Mary L. Varallo by deed from Neely's Chase Partners, of record in Book 9443, page 907, Register's Office for Davidson County, Tennessee.
>
> This property is also known as improved property located at 511 Robbie Ann Ct., Madison, TN 37115.

The conveyance of the above-described parcel of land is subject to any and all zoning regulations, building restrictions, setback lines, if any, and easements and rights of way for public utilities applicable to this property.

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 successors and assigns, forever, and GRANTORS do covenant with the said GRANTEES that they 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 GRANTORS do further covenant and bind themselves, their heirs and assigns, to warrant and forever defend the title to the said land to the said GRANTEES, their successors 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 on May 27th, 2014.

John B. Varallo, Jr.

Mary L. Varallo

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On May 27th, 2014, before me personally appeared John B Varallo, Jr., and Mary L. Varallo to me known (or proved to me on the basis of satisfactory evidence) to be the persons described in and who executed the foregoing instrument, and acknowledged that they executed the same as their free act and deed.

Witness my hand and official seal on May 27th, 2014.

NOTARY PUBLIC

My Commission Expires: 11-6-17

BRENDA ZITZMAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Certificate of Authenticity

I, S.J. Beaubouef, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of Tennessee
County of Davidson

Personally appeared before me, A.R. Turner, a notary public for this county and state, S.J. Beaubouef who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires:

A.R. TURNER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires JUNE 21, 2016