Box 14
File 26341-8

Box 14
return to: John T Cook, PC
2927 Berry Hill Drive
Nashville, TN 37204

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $130,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 8th day of September, 2014.

Notary Public

MY COMMISSION EXPIRES: 5-8-18

(AFFIX SEAL)

ANNA MOSLEY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 05-08-2018

THIS INSTRUMENT WAS PREPARED BY
Greenvue Title & Escrow, LLC, 2207 Crestmoor Road, Suite 101, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Jacob E. Zobrist	Pinnacle Bank	061-00-0-023.02
(NAME)	(NAME)	
1116 Kirkland Ave	150 3rd Ave S. Ste 900	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37216	Nashville TN 37201	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I, Christopher Winters, a single person, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto Jacob E. Zobrist, married, 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 the 12th Civil District of Davidson County, Tennessee, described according to a survey made by Stephen A. Draper, dated May 24, 1962, as follows:

BEGINNING in the easterly margin of Ben Allen Road, 1037 feet from the corner of Lot 246 in Maplewood Heights, Book 547, Page 103, said Register's Office; running thence with said margin northerly 41 feet; thence 67° 25' East 403 feet to Nickens line; thence S. 18° 30' East 41 feet; thence Southwesterly 400 feet to the beginning.

Being the same property conveyed to CHRISTOPHER WINTERS, A SINGLE PERSON, by deed from SCOTT ALLEN WORKINGER, UNMARRIED, of record in Instrument No. 20070730-0089974, dated July 27, 2007, said Register's Office.

unimproved ☐

This is improved ☑ property, known as 527 Ben Allen Road, 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 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. This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

BILL GARRETT, Davidson County
Trans:T20140066897 DEEDWARR
Recvd: 09/09/14 08:55 2 pgs
Fees:13.00 Taxes:481.00
20140909-0082304

Witness my hand this 8th day of September, 2014.

Christopher Winters

STATE OF TENNESSEE

COUNTY OF Davidson

On this 8th day of September, 2014, before me a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **Christopher Winters**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) to be the person described in and who executed the foregoing instrument, and acknowledged that he executed the same as his free act and deed.

WITNESS my hand and Notary Seal at office the day and year above written.

My Commission Expires:
12-21-14

Notary Public

