Davidson County DEEDWARR
Recvd: 09/26/14 15:15 2 pgs
Fees:13.00 Taxes:1291.30
20140926-0089000

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $349,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 19th day of September 2014

Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL)

SHELLY M SMITH
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires 04-24-2016

THIS INSTRUMENT WAS PREPARED BY
Foundation Title & Escrow, 381 Mallory Station Rd, Suite 202, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO(S).
ZM Development Partners, LLC, a Tennessee Limited Liability Company	New Owner	104 13 0 068.00
(NAME)	(NAME)	
4301 Hillsboro Rd, Suite 100		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37215		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Three Hundred Forty-Nine Thousand And No/100 Dollars ($349,000.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I/WE, **James A. Craig, a married man**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **ZM Development Partners, LLC, a Tennessee Limited Liability Company**, hereinafter called the Grantees, its successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

A certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:
Being the northerly 50 feet of Lot No. 56 and the southerly 5 feet of Lot No. 35 on the Plan of Bransford Realty Company's Subdivision of Lots 6-23, both inclusive, Block "G" Whitland Realty Company's Subdivision as of record in Book 547, Page 53.
Said parts of said lots adjoin and front together 55 feet on the westerly side of Leonard Avenue, as narrowed, now being a 50 foot street, and extends back in a westerly direction between parallel lines, 210 feet to a dead line.
Being the same premises conveyed to James A. Craig by Warranty Deed from Mary B. Armistead and husband, Robert H. F. Armistead dated July 1, 1982 and recorded July 2, 1982 in Book 5906, Page 694.

This conveyance is subject to (a) taxes for 2014, which have been prorated and assumed by Grantee (b) all matters appearing on the plan(s) of record; and (c) all applicable government and zoning regulations.

Grantor certifies that subject property is not nor has ever been Grantor's marital residence.

File Number: MAI-141148

JSC

unimproved ☐

This is improved ☒ property, known as 231 Leonard Avenue, Nashville, TN 37205

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, its successors and assigns forever; and we do covenant with the said Grantees that we are lawfully seized and possessed of said land in fee simple, has 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, its 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 this 19th day of September, 2014.

James A. Craig

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned authority, a Notary Public in and for said county and state. James A. Craig the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 19th of September, 2014.

Notary Public

My Commission Expires: November 6, 2017

(SEAL)

J WAYNE THOMAS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires November 6, 2017

True Copy Certification
I, Connie Buchanan, do hereby make oath that I am 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.

Connie Buchanan

State of Tennessee / County of Wilson SS:
Personally appeared before me, Rebecca Moss, a notary public for this county and state, Connie Buchanan, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Rebecca Moss

REBECCA MOSS
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
MY COMMISSION EXPIRES DECEMBER 18, 2017

My Commission Expires: 12/18/17

File Number: MAI-141148