Davidson County	DEEDWARR
Recvd: 03/25/15 08:04	4 pgs
Fees:23.00 Taxes:2923.00	
20150325-0025397	

THIS INSTRUMENT PREPARED BY: **Mudter & Patterson** **An Association of Attorneys** **3811 Bedford Avenue** **Suite 205** **Nashville, Tennessee 37215** **Record & Return To:** **First Title & Escrow Co., Inc.** **FTEC File No. 32229-02-2015**	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration or value, whichever is greater, for this transfer is: $790,000.00. Affiant Subscribed and sworn to before me this 23rd day of March, 2015. Notary Public My Commission Expires:

GEORGE E. MUDTER, JR. STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

My Commission Expires MAY 3, 2016

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Sten H. Vermund Pilar Vargas 29 Bosley Oaks Nashville, TN 37205	New Owner	Map and Parcel No.: 104 14 0 G 015 00CO

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Robert L. Smith, CPA, Successor Trustee of the Allen Zang Living Trust, dated June 7, 1999, and Robert L. Smith, CPA, Successor Trustee of the Nancy J. Zang Living Trust, dated June 7, 1999** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Sten H. Vermund and wife, Pilar Vargas, and Julian E. Vermund, unmarried, and Gabriel H. Vermund, unmarried, as tenants in common** ("Grantees"), their heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

This is improved property located at 29 Bosley Oaks, Nashville, TN 37205.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, their heirs and assigns, forever.

And Grantor covenants that he is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except as set out on Exhibit "A" hereto. Grantor further covenants and binds himself, his successors and assigns to warrant and forever defend the title to said real estate to Grantees, their heirs and assigns against the lawful claims of all persons, except as set out on Exhibit "A" hereto.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on the 23rd day of March, 2015.

Robert L. Smith, CPA, Successor Trustee of the
Allen Zang Living Trust dated June 7, 1999

Robert L. Smith, CPA, Successor Trustee of the
Nancy J. Zang Living Trust dated June 7, 1999

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, **Robert L. Smith, CPA, Successor Trustee of the Allen Zang Living Trust dated June 7, 1999, and Robert L. Smith, CPA, Successor Trustee of the Nancy J. Zang Living Trust date June 7, 1999**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 23rd day of March, 2015.



Notary Public
My Commission Expires:

My Commission Expires MAY 3, 2016

EXHIBIT "A"

Land in Davidson County, Tennessee, being Lot No. 61 on the Plan of (Revised) Whitworth, Phase 01, as of record in Plat Book 7900, pages 140 thru 144, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description.

Being the same property conveyed to Allen Zang & Nancy J. Zang, as Trustees or their Successors in Trust, under the Allen Zang Living Trust, dated June 7, 1999 and any amendments thereto, a one-half (1/2) interest and Nancy J. Zang & Allen Zang, as Trustees or their Successors in Trust, under the Nancy J. Zang Living Trust, dated June 7, 1999 and any amendments thereto, a one-half (1/2) interest as tenants in common, by Quitclaim Deed dated August 9, 1999 from K. Thomas Sidwell, Trustee of record in Instrument No. 20140616-0052331, Register's Office for Davidson County, Tennessee. Allen Zang having since died on May 27, 2014.

This conveyance is made subject to:

1. State and County taxes for the year 2015, a lien, but not yet due and payable. Map and Parcel No. 104 14 0 G 015 00CO.
2. Declaration of Covenants, Conditions and Restrictions for Whitworth of record in Book 8026, page 305, Book 8282, page 45, Book 8830, page 249, Book 9778, page 27, and Instrument No. 20100615-0046543, Register's Office for Davidson County, Tennessee.
3. Amended By-Laws of Whitworth Homeowners Association, of record in Instrument No. 20020812-0097386, Register's Office for Davidson County, Tennessee.
4. Dedication of common area to Whitworth Homeowners Association of record in Book 9778, pages 29 and 32, Register's Office for Davidson County, Tennessee.
5. All matters appearing on the Plan of record as Book 7900, pages 140-144, Register's Office for Davidson County, Tennessee.
6. All matters appearing on the Boundary Plan of record as Book 6900, pages 838-841, Register's Office for Davidson County, Tennessee.
7. Easement for sewer of record in Book 3467, page 194 and Book 3505, page 338, Register's Office for Davidson County, Tennessee.
8. Easement for water mains and appurtenances of record in Book 7868, page 959, Register's Office for Davidson County, Tennessee.

True Copy Certification

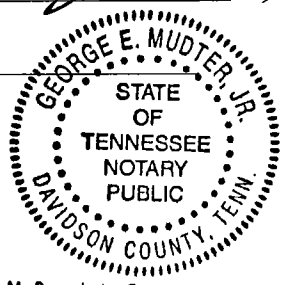
I, KELLY E. COX, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

KELLY E. COX

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, GEORGE E. MUDTER, JR., a notary public for this county and state, KELLY E. COX, 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: _____
Notary Seal:



My Commission Expires MAY 3, 2016