| THIS INSTRUMENT WAS PREPARED BY | STATE OF TENNESSEE<br>COUNTY OF Davidson |
|---|---|
| Bankers Title & Escrow Corp.<br>5107 Maryland Way, Ste. 115<br>Brentwood, TN 37027 | THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 737,500.00.<br>Affiant<br>SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 1st DAY OF May 2015<br>Notary Public<br>MY COMMISSION EXPIRES: March 5, 2016<br>(AFFIX SEAL) |

PRISCILLA C. URBANEK STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENNESSEE

# WARRANTY DEED

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| Laura Zabaski | New owner | MAP |
| 4120 Baldwin Arbor | | PARCEL<br>131010K00600CO |
| Nashville, TN 37215 | | |
| (CITY) (STATE) (ZIP) | (CITY) (STATE) (ZIP) | |

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS. THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **John Richard Lodge, Jr. and Virginia Tyler Lodge, Co-Trustees of the Richard and Virginia Lodge Revocable Trust established October 1, 2008**

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Laura Zabaski and Pete Zabaski, 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 Davidson County, Tennessee, being all of Lot No. 6, on the plan of Final Plat, Baldwin Arbor, as shown on plat appearing of record in Plat Book 9700, Page 746, 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 Richard Lodge, Jr. and Virginia Tyler Lodge, as Co-Trustees of the Richard and Virginia Lodge Revocable Trust established October 1, 2008 by Quit Claim Deed dated 04/08/2009 from J. Richard Lodge, Jr. and wife, Virginia T. Lodge of record in Instrument 200904150034346, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS SUBJECT TO: (1) 2015 Taxes which have been prorated and assumed by Grantee; (2) Restrictions of record in Book 11556, page 98; (3) Stormwater Detention Agreement of record in Book 11104, page 441; (4) All matters appearing on the plan of record in Book 9700, page746; (6) All applicable governmental and zoning regulations.

This is ( ) UNIMPROVED

(X) IMPROVED property known as **4120 Baldwin Arbor, Nashville, TN 37215.**

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.

BILL GARRETT, Davidson County
Trans:T20150033829 DEEDWARR
Recvd: 05/04/15 11:16 2 pgs
Fees:13.00 Taxes:2728.75
20150504-0040037

Witness our hands this the 1st day of May, 2015.

Richard and Virginia Lodge Revocable Trust

BY: _____ _____

John Richard Lodge, Jr., Trustee — Virginia Tyler Lodge, Trustee

_____ _____

John Richard Lodge, Jr. Individually — Virginia Tyler Lodge, Individually

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, personally appeared John Richard Lodge, Jr. and Virginia Tyler Lodge, with whom I am personally acquainted and who upon their oaths acknowledged themselves to be the **Trustees** of the within named bargainor, and Trust, and that they as such Trustees being authorized to do so, execute the foregoing instrument for the purposes therein contained by signing the name of the Trust, by the said John Richard Lodge, Jr. and Virginia Tyler Lodge as such **Trustees**.

Witness my hand and seal this the 1st day of May, 2015.

My Commission expires March 8, 2016

R. L. MOORE NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY, TENN.

_____
Notary Public

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named John Richard Lodge, Jr. and Virginia Tyler Lodge, the bargainors, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the within named bargainors, and who acknowledged that they executed the within instrument of the purposes therein contained.

Witness my hand and official seal this the 1st day of May, 2015.

My Commission expires March 8, 2016

R. L. MOORE NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY, TENN.

_____
Notary Public