Prepared by:
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STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $380,000.00

Affiant

Subscribed and sworn to before me, this 5 day of May 2015.

Notary Public
My commission expires: 3816

BILL GARRETT, Davidson County
Trans:T20150035305 DEEDWARR
Recvd: 05/07/15 10:17 2 pgs
Fees:13.00 Taxes:1406.00
20150507-0041757

JONATHAN TRISTON JACOBS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON CO.

Address of New Owner:	Send Tax Bills to:	Tax Information
Zach Zemenick 5225 Whispering Valley Dr. Nashville TN 37211	New Owner	172060A06500CO

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged Joseph H. Artiles and wife Caryn C. Artiles hereinafter referred to as Grantor(s), have bargained and sold, and do hereby transfer and convey to Zach Zemenick and wife Isabel Rzezniczek hereinafter called the Grantee(s) their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Being Lot No. 75 on the Plan of Mountain View, Section Two, of record in Plat Book 9700, pages 656 and 657, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a complete and accurate description thereof.

Being the same property conveyed to Joseph H. Artiles and wife, Caryn C. Artiles by deed dated April 15, 1999 from Centex Homes, Nevada General Partnership of record in Book 11439 Page 585, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to the following: 1) 2015 taxes, a lien which are not yet due and payable. 2) All matters appearing on plan of Mountain View, Section Two, of record in Book 9700 Pages 656 and 657, Register's Office for Davidson County, Tennessee 3) Covenants, conditions, restrictions reservations, easements liens for assessments, options powers of attorney, and limitations on title set forth in restrictions recorded in Book 10053, page 239 and amended in Book 10496, page 311 and Book 10919, page 327 and in any allied instruments(s) referred to in said restrictions. 4) Bylaws for Mountain View Homeowners Association of record in Book 10496 Page 311 5) Charter of Mountain View Homeowner's Association of record in Book 10496 Page 380

This property is improved property known as 5225 Whispering Valley Dr., Nashville, Tennessee 37211

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee(s), their heirs and assigns, forever. Grantors covenant with Grantee(s) that Grantor(s) 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. Grantor(s) do further covenant and bind themselves, their heirs, assigns and representatives, to warrant and forever defend the title to said land to said Grantee(s), 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.

WITNESS my hand this 5th day of May, 2015.

Joseph H. Artiles

Caryn C. Artiles

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Joseph H. Artiles and Caryn C. Artiles, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Brentwood, Tennessee, this 5th day of May, 2015.

Notary Public

AMY CROSS NANCE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

My Commission expires: 2/25/19

FILE NO: 08766