Davidson County DEEDWARR
Recvd: 05/13/15 11:49 3 pgs
Fees:18.00 Taxes:462.50
20150513-0043900



STATE OF TENNESSEE
COUNTY OF WILSON
THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS $125,000.00.

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE, THIS THE 11th day of May, 2015.

NOTARY PUBLIC

My commission expires: 4/17/19

THIS INSTRUMENT PREPARED BY

Birthright Title, LLC

2734 N. Mt. Juliet Road
Mt. Juliet, TN 37122

NAME & ADDRESS OF PROPERTY OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBERS:
Christopher A. Winfree	Mortgage Investors Group	063160C5400CO
(NAME)	(NAME)	
5210 Southfork Blvd.	8302 East Walker Springs Lane, Ste. 200	
(ADDRESS)	(ADDRESS)	
Old Hickory, TN 37138	Knoxville, TN 37923	

Warranty Deed

For and in Consideration of the sum of $10.00 cash in hand paid by the hereinafter named grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we **Patricia G. Zimmerly and Nathaniel J. Zimmerly, as tenants in commin with rights of survivorship,** hereinafter called the **GRANTOR(S)**, have/has bargained and sold, and by these presents do transfer and convey unto **Christopher A. Winfree and Jennifer Winfree, husband and wife**, hereinafter called the **GRANTEE(S)**, his/her/their successors and assigns, a certain tract or parcel of land, situated in Davidson County, Tennessee, described as follows, to wit:

Land in Davidson County, Tennessee, being Unit No. 54 on the Plan of the Planned Unit Development (Private Elements), Phase One-Section Two, Hermitage Springs Estates, as shown on plat appearing of record as Exhibit A to Instrument No. 20031031-0160338, filed for record in Instrument No. 200107030070299, of the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for more complete details of said unit.

Being the same property conveyed to Joel D. Zimmerly and Patricia G. Zimmerly, husband and wife by deed from Keith Rebstock and wife, Melissa G. Rebstock, dated 11/30/2007, of record in Instrument No. 20071205-0140717, Register's Office of Davidson County, Tennessee. The said Joel D. Zimmerly having since deceased. Being the same property further conveyed to Patricia G. Zimmerly and Nathaniel J. Zimmerly, as tenants in common with rights of survivorship by deed from Patricia G. Zimmerly, dated 03/03/2011, of record in Instrument No. 20110307-0017858, said Register's Office.

2015 property taxes a lien, not yet due and payable.

This property is __unimproved _X_improved property known as: 5210 Southfork Blvd., Old Hickory, TN 37138

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), forever. I/We covenant with said GRANTEE(S) that I/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 set out herein. I/We do further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the GRANTEE(S), his/hers/their 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.

This conveyance is made subject to any and all easements and rights-of-way, public and private, as may be shown of record in the Register's Office for Davidson County, Tennessee, as well as those found upon inspection of the premises. This conveyance is further made subject to any and all matters shown on the plat of record and encumbrances as may be shown of record in the office of the Register of Deeds where the real property is situated.

Witness our hands this 11th day of May, 2015.

Patricia G. Zimmerly

Patricia G. Zimmerly

Nathaniel J. Zimmerly by Patricia G. Zimmerly his attorney-in-fact

Nathaniel J. Zimmerly by Patricia G. Zimmerly
his attorney-in-fact

State of Tennessee
County of Wilson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Patricia G. Zimmerly, the herein bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence). and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 11th day of May, 2015.

Tammy Duncan

Notary Public

My Commission Expires: 4/17/19

(SEAL)

TAMMY DUNCAN
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

State of Tennessee
County of Wilson

On this 11th day of May, 2015, before me personally appeared before me, a Notary Public in and for the aforesaid County and State, Patricia G. Zimmerly, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of Nathaniel J. Zimmerly, as evidenced by Power of Attorney of record in Instrument No. 20150513-0043899, Register's Office of Davidson County, Tennessee, and acknowledged that such person executed the same as the free act and deed of Nathaniel J. Zimmerly.

Witness my hand and seal, this 11th day of May, 2015.

Tammy Duncan

Notary Public
My commission expires: 4/17/19

TAMMY DUNCAN
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

CERTIFICATE OF AUTHENTICITY

I, Morgan O'Neill, 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.

Attorney or Custodian

Birthright Title, LLC

STATE OF TENNESSEE

COUNTY OF WILSON

Personally appeared before me, Celia Stewart Rouse, a notary public in and for the aforesaid county and state, the within named, Morgan O'Neill, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary Public

(SEAL)

My Commission Expires: 2/11/209

