# WARRANTY DEED

KPG15-4504

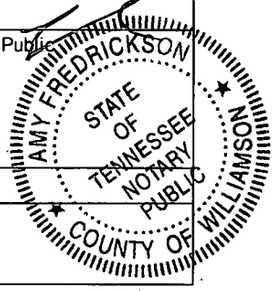
STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $296,000.00

Affiant

Subscribed and sworn to before me, this 11th DAY OF May, 2015.

Notary Public

MY COMMISSION EXPIRES: 7-16-18
(AFFIX SEAL)




THIS INSTRUMENT WAS PREPARED BY
Homeland Title, LLC
1896 General George Patton Drive
Franklin, TN 37067

| ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME) | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| Zara E. Zeleny | PNC Mortgage, a Div. of PNC Bank, N.A. (NAME) | |
| 4504 Illinois Avenue (ADDRESS) | 3232 Newmark Dr. (ADDRESS) | |
| Nashville, TN 37209 (CITY) (STATE) (ZIP) | Miamisburg, OH 45342 (CITY) (STATE) (ZIP) | 091-12-010.00 |

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, we DONALD R. STOMBAUGH AND WIFE, JO ANNE STOMBAUGH, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto ZARA E. ZELENY AND DENNIS ZELENY, WIFE AND HUSBAND, hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

Land in Davidson County, Tennessee, being the westerly one-half of Lots No. 122, 124, 126, 128, 130 and 132, Block 65, on the Plan of No.1 of West Nashville, of record in Plat Book 57, Pages 74 and 75, in the Register's Office for Davidson County, Tennessee.

Said parts of Lots No. 122,124, 126, 128, 130, and 132 front together 55 feet on the Northerly margin of Illinois Avenue and extend back Northwardly and between parallel lines, and with the Easterly margin of an alley, 150 feet to a dead line in the rear.

Being the same property conveyed to Donald Stombaugh and wife, Joanne Stombaugh by Warranty Deed from Blue Ridge Homes, LLC, Series 3, of record in Instrument No. 20120709-0059981, Register's Office for Davidson County, Tennessee, dated June 29, 2012 and recorded on July 09, 2012.

This conveyance is subject to A) property taxes, which have been prorated and assumed by the Grantee(s) herein; B) Instruments of record in Plat Book 57, Page (s) 74 and 75, Register's Office for Davidson County, Tennessee.

unimproved ( )
This is improved ( X ) property, known as 4504 Illinois Avenue, Nashville, Tennessee 37209
(House Number) (Street) (P.O. Address) (City or Town) (Postal ZIP)

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; and we do covenant with the said GRANTEE(S) 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 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/our hand(s) this 11th day of May, 2015.

Donald R. Stombaugh

Jo Anne Stombaugh

BILL GARRETT, Davidson County
Trans:T20150037656 DEEDWARR
Recvd: 05/14/15 15:31 2 pgs
Fees:13.00 Taxes:1095.20
20150514-0044575

STATE OF Tennessee
COUNTY OF Davidson

On this the 11th day of May, 2015, before me personally appeared Donald R. Stombaugh and wife, Jo Anne Stombaugh to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument for the purpose therein contained.

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

Notary Public

My Commission Expires: 2/21/2017

(SEAL)

ROBYN DUBRAY
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires

**RETURN TO:**
Homeland Title, LLC
1896 General George Patton
Franklin, TN 37067
Phone: (615)599-9959