Davidson County	DEEDWARR
Recvd: 06/03/15 08:54	2 pgs
Fees:13.00 Taxes:1017.13	
20150603-0051543	

151664

RECORD AND RETURN TO:
Limestone Title and Escrow, LLC
5200 Maryland Way, Suite 202
Brentwood, Tennessee 37027
File No.: TN155822

WARRANTY DEED	STATE OF TENNESSEE COUNTY OF DAVIDSON THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $274,900.00. AFFIANT SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29th day of May, 2015. NOTARY PUBLIC My commission expires:

KATRINA LEWIS NOTARY PUBLIC OF TENNESSEE RUTHERFORD COUNTY My Commission Expires 05-20-2017

THIS INSTRUMENT PREPARED BY:
Limestone Title and Escrow, LLC, 5200 Maryland Way, Suite 202, Brentwood, TN 37027

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Luke Jay Huber 7283 Sugarloaf Drive Nashville, TN, 37211	New Owner	181-01-0-B-052.00 CO

FOR AND IN CONSIDERATION of the sum of Two Hundred Seventy Four Thousand Nine Hundred and 00/100 Dollars ($274,900.00), and other good and valuable consideration, cash in hand paid by the hereinafter named Grantee(s), the receipt of which is hereby acknowledged; the undersigned, **COSMO ZAHAROF, AN UNMARRIED MAN**, hereinafter called the Grantor(s), has bargained and sold and by these presents do hereby transfer and convey unto, **LUKE JAY HUBER, AN UNMARRIED MAN**, hereinafter called the Grantee(s), his heirs and assigns forever, that certain parcel of real estate situated in Davidson County, Tennessee, and being further described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 135, on the Plan of Section Two, Addition to Sugar Valley, RS10 Cluster Lot Subdivision, a Planned Unit Development, of record in Instrument No. 20040622-0073636, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

BEING the same property conveyed to Cosmo Zaharof, an unmarried man, by Special Warranty Deed from Fannie Mae A/K/A Federal National Mortgage Association, dated May 18, 2011 and recorded June 8, 2011, of record in Instrument No. 20110608-0043811, in the Office of the Register of Deeds of Davidson County, Tennessee.

The address of the herein described property is believed to be 7283 Sugarloaf Drive, Nashville, TN 37211, and is shown on all tax records as same, but such addresses are not part of the legal description of the property herein and in the event of any discrepancy, the legal description herein shall control.

This conveyance is made subject to all matters as shown of record in the Register's Office for Davidson County, Tennessee; and to the zoning and subdivision regulations of the appropriate governmental body.

TO HAVE AND TO HOLD said real estate, together with all of the appurtenances, estate and title thereunto belonging, unto the said Grantee(s), his heirs and assigns, forever.

The undersigned covenant with the said Grantee(s) that he is lawfully seized and possessed of said real estate; that he have a good right to convey the same; and that it is unencumbered except by lien of the 2015 property taxes, which taxes are being prorated between the parties, and the payment thereof will be the responsibility of the Grantee(s).

The undersigned further covenants and binds himself, his heirs and assigns, forever to warrant and defend the title to said real estate unto the said Grantee(s), his heirs and assigns, against the lawful claims of all persons, whomsoever.

WITNESS MY/OUR HANDS, this the 29th day of May, 2015.

Cosmo Zaharof by Justin Wimsatt Attorney

COSMO ZAHAROF BY JUSTIN WIMSATT, Infact
ATTORNEY IN FACT

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this the 29th day of May, 2015, before me, appeared Justin Wimsatt, to me personally known (or proved to me on the basis of satisfactory evidence), who, being by me duly sworn (or affirmed) did say that he is the lawful attorney-in-fact for Cosmo Zaharof, and that said instrument was signed in behalf of the said Cosmo Zaharof by himself as his attorney-in-fact.

Witness my hand at office this the day and year above written.

Notary Public

My commission expires: 10/3/18

DAVID P. WEBBER
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

True Copy Certification

I, Connie Buchanan, do hereby make oath that I am the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true correct copy of the original document executed and authenticated according to law.

Connie Buchanan

State of Tennessee/ County of Wilson SS:

Personally appeared before me, Shelly M. Smith, a notary public for this County and State, Connie Buchanan, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Shelly M. Smith

SHELLY M SMITH
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires 04-24-2018