WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20150045189 DEEDWARR
Recvd: 06/09/15 10:11 2 pgs
Fees:13.00 Taxes:740.00
20150609-0053953

TAHIRA J. PYSZKA
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 10-20-2017

State of Tennessee
County of Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $200,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 5th day of June, 2015

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Advantage Title & Escrow, 3325 Aspen Grove Drive, Suite 104, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Michael A. Zimmerman	Churchill Mortgage Corporation	09401003400
(NAME)	(NAME)	
201 Acklen Park Drive, Apt. 31	761 Old Hickory Boulevard, Ste. 400	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37203	Brentwood, 37027	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, We, **Tommy Leslie Kelley, unmarried and Linda M. Kelley, unmarried, as joint tenants with right of survivorship,** hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **Michael A. Zimmerman, an unmarried man,** 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 Lot No. 113, on the map of Payne Blakemore and Cummings Addition, as shown on plat of record in Plat Book 57, Page 70, in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more particular description.

Being the same property conveyed to Tommy Leslie Kelley, unmarried and Linda M. Kelley, unmarried, as joint tenants with right of survivorship as recorded in Instrument Number 20130826-0089822, Register's office for Davidson County, Tennessee.

Subject to Easement of record in Instrument Number 20040726-0088757, Register's Office of Davidson County, Tennessee. Subject to all matters as shown on plat of record in Book 57, Page 70, Register's Office of Davidson County, Tennessee.

unimproved ☐

This is improved ☑ property, known as 520 S. 14th St., Nashville, TN 37206

(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 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.

Witness my/our hands this 5th day of June, 2015.

Tommy Leslie Kelley

Tommy Leslie Kelley

Linda M. Kelley

Linda M. Kelley

State of Tennessee
County of Williamson

Personally appeared before me Tommy Leslie Kelley and Linda M. Kelley, with whom I am personally acquainted, and who acknowledged that they executed the foregoing instrument for purposes therein contained.

WITNESS my hand and seal this 5th day of June, 2015.

TAHIRA J. PYSZKA
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 07-30-2017

Notary Public Tahira J. Pyszka
My Commission Expires: 7-30-17

File No.: 9549