Davidson County	DEEDWARR
Recvd: 07/02/15 10:06	3 pgs
Fees:18.00 Taxes:4440.00	
20150702-0064112	

PREPARED BY (AND RETURN TO):

Wilkins & Ivey, Attys.

Attorneys at Law
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Nashville, TN 37205
Phone (615) 298-3312 - Fax (615) 292-8746
Email

Christy Wilkins Ivey

Percy Wilkins, Jr. (retired)

W & I Ref: (DM) Title No.: 57542
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	**RESPONSIBLE FOR TAX PAYMENT:**
Evan Osmundson Sarah Osmundson 1746 Hillmont Drive Nashville, TN 37215	First Tennessee Bank 511 Union Street Nashville TN 37219

TAX MAP PARCEL NUMBERS: 11711010500

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$1,200,000.00**, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Andrew W. Zenor and Karen S. Zenor, husband and wife,**, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Evan Osmundson and Sarah Osmundson, husband and wife,** hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

Land in Davidson County, Tennessee, being Lot No. 17-A on the Plan of Hillmont Commons Resubdivision of Lots A and B of record in Document No. 20060419-0044941, Register's Office for said County, to which Plan reference is hereby made for a more complete description.

Being the same property conveyed to Andrew William Zenor and Karen Suzanne Zenor, Trustees of the Andrew William Zenor and Karen Suzanne Zenor, Joint Trust Agreement dated March 25, 2005 by Warranty Deed from Shaffer Home Services, LLC, a Tennessee limited liability company dated December 15, 2011 and recorded on January 23, 2012 of record in Instrument No. 20120123-0006364, Register's Office for Davidson County Tennessee. By Quitclaim Deed dated February 29, 2012 recorded on March 8, 2012 of recorded in Instrument No. 20120308-0020170, said Register's Office, subject property was conveyed to Andrew W. Zenor and Karen S. Zenor, husband and wife.

Description Reference: Described according to (or by reference to) the recorded subdivision Plan.

This conveyance is subject to: Taxes for 2015, and subsequent years; The Plan, with Owner's Certificate, of record in Instrument No. 20060419-0044941, said Register's Office, which Plan shows a minimum building setback line and easement to which Plan reference is hereby made for a more complete description. The Property Survey by Patrick S. Coode and Company, LLC RLS, TN No. 855 dated December 3, 2011, discloses that the concrete drive which runs along the easterly portion of said property , encroaches over the 10 foot private sewer service line easement. Restrictions of record in Book 1577, page 469 and Book 1644, page 275, Register's Office for Davidson County Tennessee.

This is improved property, known as 1746 Hillmont Drive, Nashville, TN 37215

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, Grantee's heirs or assigns, forever.

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised 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 FURTHER COVENANTS and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS THE EXECUTION HEREOF this 1st day of July, 2015.

Andrew W. Zenor

Andrew W. Zenor

Karen S. Zenor

Karen S. Zenor

State of Tennessee

County of Davidson

On this 1st day of July, 2015, before me the undersigned authority, personally appeared Andrew W. Zenor and Karen S. Zenor, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

CHRISTY W. VEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 1-8-2019

Notary

My Commission Expires: _____

State of Tennessee

County of Davidson

AFFIDAVIT

The undersigned declares under oath that the actual consider or value, whichever is greater, for this transfer is: $1,200,000.00.

Affiant

Sworn and subscribed before me this 1st day of July, 2015.

Notary

My Commission Expires: _____

KELLY E. COX
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
My Comm. Expires November 6, 2017

True Copy Certification

I, KELLY E. COX, 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.

KELLY E. COX

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, GEORGE E. MUDTER, JR., a notary public for this county and state, KELLY E. COX, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature
My Commission Expires:
Notary Seal:

GEORGE E. MUDTER, JR.
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires MAY 3, 2016