BILL GARRETT, Davidson County
Trans:T20150066719 DEEDWARR
Recvd: 08/11/15 10:58 2 pgs
Fees:13.00 Taxes:947.20

20150811-0080271

State of Tennessee
County of Williamson

The actual consideration or value, whichever is greater, for this transfer is **$256,000.00.**

Affiant

Subscribed and sworn to before me, this the 22nd day of July, 2015.

Notary Public

My commission expires: 04-19-2019

(AFFIX SEAL)

KRISTEN JACOBY STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

THIS INSTRUMENT WAS PREPARED BY:
Gregory S. Perrone, PC, Attorney At Law
109 Westpark Drive, Suite 330, Brentwood, TN 37027

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
Daniel F. Zoellner	**Franklin American Mortgage Company**	**097-16-0A-010.00-CO**
105 Point Landing	**501 Corporate Centre Dr, Suite 400**	
Hermitage, TN 37122	**Franklin, TN 37067**	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I,

TONI E. TEST, UNMARRIED,

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

DANIEL F. ZOELLNER, AN UNMARRIED MAN,

HEREINAFTER CALLED THE GRANTEE, HIS HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN ~~WILLIAMSON~~ COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT: **DAVIDSON**

Land in Davidson County, Tennessee, being Lot(s) 65, as shown on the map entitled Phase One of the Peninsula, a Planned Unit Development, of record in Plat Book 9700, page 8, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to KENNETH O. TEST AND WIFE, TONI E. TEST, by deed from JERRY L. McCord and wife, Nancy W. McCord, of record in Instrument No. 20050707-0078779, dated June 29, 2005, said Register's Office. The said Kenneth O. Test having since died on or about November 12, 2014, leaving Toni E. Test the surviving tenant by the entireties.

THIS CONVEYANCE IS MADE SUBJECT TO TAXES FOR THE CURRENT YEAR, ANY AND ALL ZONING REGULATIONS, RESTRICTIONS, SETBACK LINES, EASEMENTS, AND ENCUMBRANCES OF RECORD, IF ANY, AS MAY AFFECT THE PREMISES.

This is improved property known as **105 Point Landing, Hermitage, TN ~~37122~~ 37076.**

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, his heirs and assigns, forever; and Grantor does covenant with said Grantee that Grantor is lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same in 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, his 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 22nd day of July, 2015.

Toni E. Test

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Before me, the undersigned, a Notary Public of said County and State, personally appeared **Toni E. Test**, the bargainor(s) 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, at office, this **22nd** day of **July, 2015.**

Notary Public

My Commission Expires: 04-19-2016

KRISTEN JACOBY
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

RETURN TO:
stewart title®
13026 Lebanon Road
Suite 100
Mt. Juliet, TN 37122