BILL GARRETT, Davidson County
Trans:T20150074339 DEEDWARR
Recvd: 09/01/15 12:36 2 pgs
Fees:13.00 Taxes:2035.00
20150901-0088700

Prepared by:
Centennial Title Company, Inc.
30 Burton Hills Blvd., #165
Nashville, TN 37215

39-B
File #15-1290

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **DeLoraine G. Zimmermann by Fredrick Zimmermann, Conservator,** hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Maxwell T. Speyer, a married man,** 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:**

Being Lot No. 143 on the Map of Bransford Realty Company's Belle Meade Golf Links Subdivision, as of record in Book 421, Page 94 and 95, Register's Office for said County.

Said Lot fronts 60 feet on the northerly side of Windsor Drive and runs back between parallel lines 200 feet to a dead line.

Being the same property conveyed to Hermann F. Zimmermann and wife, DeLoraine G. Zimmermann by Warranty Deed dated June 6, 1961 in Book 3247, Page 77, Register's Office, Davidson County, TN and being conveyed to DeLoraine H. Zimmermann (a/k/a DeLoraine G. Zimmermann) by Warranty Deed from Hermann F. Zimmermann dated November 1, 1967 in Book 5927, Page 905. Said Hermann F. Zimmermann is deceased. Fredrick Zimmermann was appointed Conservator for said DeLoraine G. Zimmermann by Order filed March 27, 2014 in Case No. 14P336 Circuit Court of Davidson County, TN. The Order approving the sale and conveyance of the subject property was filed in said case on July 24, 2015.

Fredrick Zimmermann executes this instrument in his representative capacity as Conservator only.

The property conveyed herein is subject to matters shown on the recorded plan, and to applicable easements and restrictions of record, and Property Taxes for the current year.

This is improved property, known as: 143 Windsor Drive, Nashville TN, 37205.

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 covenant with the said Grantee that Grantor is lawfully seized and possessed of said land in fee simple, has 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. 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 THE EXECUTION HEREOF this 25th day of August, 2015.

DeLoraine G. Zimmermann
DeLoraine G. Zimmermann
by Fredrick Zimmermann, Conservator
By Fredrick Zimmermann, Conservator

State of Tennessee
County of Davidson

On this the 25th day of August, 2015, before me personally appeared Fredrick Zimmermann, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of DeLoraine G. Zimmermann acknowledged that such person executed the same as conservator for and on his free act and deed of DeLoraine G. Zimmermann.

Notary Public

My commission expires: 5-8-17

KENNETH M. BALLEW STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TN

State of Tennessee)
County of Davidson)

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: $ 550,000.00.

Affiant

Sworn and subscribed before me on this the 25th day of August, 2015.

Notary Public

My Commission Expires: 5-8-17

KENNETH M. BALLEW STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TN

NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:	TAX MAP-PARCEL #:
Maxwell T. Speyer 143 Windsor Drive Nashville, TN 37205	SAME	130-01-0-085.00