BILL GARRETT, Davidson County
Trans:T20150093156 DEEDWARR
Recvd: 11/02/15 12:52 2 pgs
Fees:13.00 Taxes:891.70
20151102-0111246

This Instrument Prepared by:
**Legends Title Services, LLC**
2494 N. Mt. Juliet Road Suite 300
Mt. Juliet, TN 37122

**ADDRESS NEW OWNER:**
Jeffrey Mark Zoner & Carrie Ann Rocco
5000 Megan Drive
Hermitage, TN 37076

**SEND TAX BILL TO:**
New Owner or

**MAP/PARCEL 098-13-0D-024.00-CO**

# WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars cash in hand paid to the undersigned, the receipt of which amount being hereby acknowledged, and other good and valuable consideration, **Grace E. Eirschele and husband, Leslie D. Eirschele,** has this day bargained and sold, and does hereby transfer and convey unto **Jeffrey Mark Zoner and Carrie Ann Rocco, husband and wife,** certain land situated in Davidson County, Tennessee, being more particularly described as follows:

**Land in Davidson County, Tennessee, being Lot No. 24 on the Plan of Final Plat of Windsong Subdivision of record in Plat Book 20001122-0115313, Page , in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.**

**Being the same property conveyed to Heather M. Eirschele, unmarried by Quitclaim deed from Grace E. Eirschele and Leslie D. Eirschele, wife and husband of record in Instrument No. 20120702-0058138 Register's Office for Davidson County, Tennessee, dated June 20, 2012 and recorded on July 02, 2012.**

**Being the same property conveyed to Grace E. Eirschele and Leslie D. Eirschele, wife and husband by Quitclaim deed from Heather M. Eirschele Burkhart, married of record in Instrument No. 20140411-0030696 Register's Office for Davidson County, Tennessee, dated April 04, 2014 and recorded on April 11, 2014.**

This is improved property known as: **5000 Megan Drive, Hermitage, Tennessee 37076**

TO HAVE AND TO HOLD said lands, including the appurtenances thereon situated, and all the right, title, estate and interest thereto belonging to the said GRANTEE, her heirs and assigns, forever.

I COVENANT with the Grantees herein that I am lawfully seized and possessed of said lands in fee simple; that I have a good and lawful right to convey same; and I do warrant and will forever defend the title thereto against the lawful claims of all persons whomsoever.

**REAL PROPERTY TAXES:** The real property taxes for the year 2015 shall be prorated as of the date of this deed.

**EASEMENTS AND RIGHTS OF WAY:** This conveyance is made subject to any and all easements and rights-of-way, public and private, as may be shown of record in the Register's Office for Davidson County, Tennessee, as well as those found upon

inspection of the premises. This conveyance is further made subject to any and all matters shown on the plat of record in Instrument Number 20001122-0115313, and restrictions in Instrument Number 20001121-0115020, as amended in Instrument No. 20010831-0094848 and Instrument No. 20090923-0088560, and encumbrances as may be shown of record in the office of the Register of Deeds where the real property is situated.

**RULES AND REGULATIONS:** This conveyance is made subject to all Governmental rules and regulations and all Davidson County Health Department rules and regulations.

**POSSESSION:** Possession to be given with delivery of deed.

**WITNESS MY HAND** on this the ~~28th~~ 29TH day of October, 2015.

Grace E. Eirschele

**Grace E. Eirschele**

Leslie D. Eirschele

**Leslie D. Eirschele**

STATE OF ~~TENNESSEE~~ WISCONSIN
COUNTY OF ~~Davidson~~ WAUKESHA

Personally appeared before me, the undersigned Notary Public in and for the aforesaid said County and State, **Grace E. Eirschele and Leslie D. Eirschele,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledge that he/she/they executed the within Warranty Deed for the purposes therein contained.

WITNESS my hand and official seals at office this ~~28th~~ 29TH day of October, 2015.

Jeanine Wielepski

NOTARY PUBLIC

My Commission Expires: 11-5-18

STATE OF ~~TENNESSEE~~ WISCONSIN
COUNTY OF ~~Davidson~~ WAUKESHA

The actual value or consideration, whichever is greater, for this transfer is $241,000.00.

AFFIANT

Subscribed and sworn to before me this the 28th day of October, 2015.

Jennifer Crowell

NOTARY PUBLIC

My Commission Expires: 2/24/18

JENNIFER CROWELL STATE OF TENNESSEE NOTARY PUBLIC LEWIS COUNTY

File No: 158885