BILL GARRETT, Davidson County
Trans:T20150105421 DEEDWARR
Recvd: 12/14/15 14:26 2 pgs
Fees:13.00 Taxes:788.10

20151214-0125578

Warranty Deed

STATE OF TENNESSEE
COUNTY OF ~~Davidson~~ Sumner
THE ACTUAL CONSIDERATION OR VALUE,
WHICHEVER IS GREATER, FOR THIS TRANSFER IS
$213,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE
11th day of December, 2015.

NOTARY PUBLIC:
MY COMMISSION EXPIRES: SEP 20 2016
(AFFIX SEAL)

KRISTEN M. TRAINI
Notary Public At Large
SUMNER COUNTY, TENN.

THIS INSTRUMENT WAS PREPARED BY
STATE TITLE, INC., 4334 Lebanon Road, Hermitage, TN 37076

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Tramel J. Russ Tiffany H. Russ 3909 Stephens Ridge Way Antioch, TN 37013	NEW OWNER	173.16-0A-202.00 CO

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, we,

Kale M. Zimmerman and Brooke W. Zimmerman, husband and wife

Hereinafter called the grantors, have bargained and sold and by these presents do transfer and convey unto

Tramel J. Russ and Tiffany H. Russ, husband and wife

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. 138 on the Plan of Hidden Creek, Phase 3, Section 2 of record in Instrument No. 20050714-0081683, Register's Office for said County, to which plan reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Kale M. Zimmerman and Brooke W. Zimmerman, husband and wife, by Warranty Deed from Dennis Miller and wife, Karen Miller and Joel Jeremiah Miller, dated February 6, 2013, of record in Instrument Number 20130213-0014854, Register's Office for Davidson County, TN.

This conveyance is made subject to the following:

1) 2016 taxes and subsequent years.
2) Property is subject to all matters affecting said premises as shown on Plat of record in Instrument Number 20050714-0081683, Register's Office for Davidson County, Tennessee.
3) Property is subject to Restrictive Covenants contained in Instrument Number 20020514-0059176, Instrument Number 20030313-0033781, Instrument Number 20050308-0025065, Instrument Number 20050930-0117904, Instrument Number 20090908-0084135, and Instrument Number 20090908-0084136, Register's Office for Davidson County, Tennessee .
4) Property is subject to the HOA Charter of record in Instrument Number 20080303-0027388, amended in Instrument Number 20081230-0123625, said Register's Office.
5) Property is subject to the By-Laws of record in Instrument Number 20030303-0027389, said Register's Office.
6) Property is subject to an Easement of record in Instrument Number 20020320-0034487, said Register's Office.
7) Property is subject to an Easement of record in Book 5460, Page 992, said Register's Office.
8) Property is subject to an Easement of record in Instrument Number 20050930-0117905, said Register's Office.
9) Any and all restrictions, conditions, and easements of record.

This is improved property known as: **3909 Stephens Ridge Way, Antioch, TN 37013**
(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 our hand(s) this 11th day of December, 2015.

Kale M. Zimmerman

Brooke W. Zimmerman

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, Kale M. Zimmerman and Brooke W. Zimmerman, with whom I am personally acquainted, (or who proved to me on the basis of satisfactory evidence) and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 10th day of December, 2015.

NOTARY PUBLIC

My Commission Expires: 9-11-17

SUSAN FRENSLEY NEWTON
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

MY COMMISSION EXPIRES:
SEPTEMBER 11, 2017

Please Record and Return To:
SIGNATURE TITLE SERVICES, LLC
1517 Hunt Club Blvd.
Ste 200
Gallatin, TN 37066

PLEASE RETURN TO:
STATE TITLE, INC.
4334 Lebanon Road
Hermitage, TN 37076