# WARRANTY DEED

*This instrument prepared by*:
Christopher J. Thornton, P.C.
1661 Aaron Brenner Drive #301
Memphis, TN 38120
901-758-2580
Cartus File #2626529

*Return to:*

BILL GARRETT, Davidson County
Trans:T20160001781 DEEDWARR
Recvd: 01/08/16 09:27 2 pgs
Fees:13.00 Taxes:934.25

20160108-0001917

STATE OF TENNESSEE )
COUNTY OF WILLIAMSON )

The actual consideration or value for this transfer, whichever is greater, is $252,500.00.

Affiant

Subscribed and sworn to me, this the 23rd day of December, 2015.

Notary Public

My commission expires: 5/23/18

AARON FORTNER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

| Property Address: | Property owner and mail tax bills to: | Parcel ID: |
|---|---|---|
| Morgan S. Zimmer<br>4053 Barnes Cove Drive<br>ANTIOCH, TN 37013 | CMG Mortgage Inc.<br>3160 Crow Canyon Rd.,#400<br>San Ramon, CA 94583 | Map 173 9 Parcel 021.00 |

**THIS INDENTURE** is made effective the 23rd day of December, 2015, by **David Webb and wife, Alicia Webb**, First Parties, for the purpose of conveying the premises described herein to Morgan S. Zimmer, married, Second Parties. Whenever in this instrument a pronoun is used, it shall be construed to represent either singular or plural, as the case may demand.

## WITNESSETH:

That said First Party, for and in consideration of the sum of One and No/100 DOLLARS ($1.00) and other good and valuable consideration to them in hand paid by Second Parties, the receipt of which is hereby acknowledged, have granted, bargained, sold and conveyed, and to hereby grant, bargain sell and convey unto the said Second Parties the following described premises, to-wit:

A certain parcel of land, together with all tenements, hereditaments and appurtenances thereto located in Davidson County, Tennessee, more particularly described as follows:

Being Lot No. 313 on the Plan of Section One (1) Barnes Cove of record in Instrument No. 20020409-0043258, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.

Being the same property conveyed to David Webb and wife, Alicia Webb by Warranty Deed from Gallery Homes, LLC, a Tennessee limited liability company, dated April 28, 2005 of record in Instrument No. 20050506-0051365, Register's Office for Davidson County, Tennessee.

The said party of the first part does hereby covenant with the said party of the second part that they are lawfully seized in fee of the aforedescribed real estate; they have a good right to sell and convey the same; that the same is unencumbered, EXCEPT:

Subdivision restrictions, building lines, easements and other matters of record including, without limitation, the Plan of record in Instrument No. 20020409-0043258; Declaration of Covenants, Conditions and Restrictions for Barnes Cove, a Planned Unit Development, and the By-Laws contained in the Instrument of record in Instrument No. 20021217-0155806; Storm Water Detention Agreement of record in Instrument No. 20020408-0042673; Sanitary Sewer Easement and/or Storm Drainage of record in Instrument No. 20020201-0014182; Declaration and Grants of Easements of Public Sidewalks of record in Instrument No. 20030402-0043515 as modified in Instrument No. 20110720-0055565; and Quitclaim Deed Conveying of Open Space of record in Instrument No. 20130610-0058651; all in the Register's Office for Davidson County, Tennessee.

and that the title and quiet possession thereto they will warrant and forever defend against the lawful claims of all persons.

**THIS** conveyance is made subject to applicable restrictions, building setback lines, all existing easements, and to all conditions as shown of Public Record.

With the hereditaments and appurtenances thereto appertaining, hereby releasing all claims to homestead and dower therein. **TO HAVE AND TO HOLD THE** said premises to the said Second Parties, their heirs and assigns forever.

**[CONTINUED ON FOLLOWING PAGE]**

And said First Party, for him/her/themself and for their heirs, executors and administrators do hereby covenant with Second Parties, their heirs, and assigns, that they are lawfully seized in fee simple of the premises above conveyed and has full power, authority and right to convey the same, and that said premises are free from all encumbrances except taxes for the year 2015, which are to be prorated between the parties as of the date of closing, the payment of which is assumed by the Second Parties; and that they will forever warrant and defend the said premises and the title thereto against the lawful claims of all persons whomever.

**IN WITNESS WHEREOF**, *the said First Party have hereunder set their hand and seal effective the day and year first above written.*

David Webb

Alicia Webb

STATE OF Tennessee )
COUNTY OF Rutherford )

**PERSONALLY APPEARED BEFORE ME**, the undersigned authority, a Notary Public in and for said County and State, the within named bargainor, **David Webb**, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained.

**WITNESS MY HAND AND SEAL AT OFFICE**, in Rutherford County, this the 25th day of November, 2015

NOTARY PUBLIC

JERMAINE SEWELL STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF RUTHERFORD My Commission Expires April 17, 2016

My Commission Expires:
4/17/2016

STATE OF Tennessee )
COUNTY OF Rutherford )

**PERSONALLY APPEARED BEFORE ME**, the undersigned authority, a Notary Public in and for said County and State, the within named bargainor, **Alicia Webb**, 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 AND SEAL AT OFFICE**, in Rutherford County, this the 25th day of November, 2015

NOTARY PUBLIC

JERMAINE SEWELL STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF RUTHERFORD My Commission Expires April 17, 2016

My Commission Expires:
4/17/2016

This deed is prepared with information provided by Steltemeier & Westbrook, PLLC. Preparer makes no representation with regard to the title.