WARRANTY DEED

JENNIFER R. PIERCE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER OR VALUE OF THE PROPERTY TRANSFERRED, WHICHEVER IS GREATER IS, **$110,500.00.**

LuAnn Maloney
Affiant

Subscribed and sworn to before me this 8th day of January, 2016.

Notary Public
My Commission expires: 11-6-17
(Affix Seal)

THIS INSTRUMENT PREPARED BY
Nashville Title Insurance Corporation, 2818 Bransford Avenue, Nashville, Tennessee 37204

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBER:
Volunteer Property Investments	New Owner	051-11-0-084.00 & 051-11-0-105.00
73 White Bridge Road Suite 103-149		
Nashville, TN 37205	,	

WITNESSETH: That for and in consideration of TEN dollars, cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, **Patricia G. Williams n/k/a Patricia Zimmerlee, married,** hereinafter called the GRANTOR, does hereby bargain, sell, convey and confirm unto **Volunteer Property Investments** it's successors and assigns, hereinafter called the GRANTEE, the following described real estate, situated and being located in Davidson County, Tennessee:

A certain tract or parcel of land in Davidson County, Tennessee, described as follows, to-wit:

A tract of land in the 11th Civil District of Davidson County, Tennessee, being Lot No. 1 of the Resubdivision of Lots 11 and 12, Oakland Acres, Section II, recorded in Book 4470, Page 168, Register's Office for Davidson County, Tennessee, being more particularly described as follows:

Beginning at a point in the easterly margin of Saunders Drive at the southwesterly corner of Lot No. 1 of the Resubdivision of Lots 11 and 12; thence, N 6° 24' E 79.73 feet to a point; thence, N 11° 01' E 55.54 feet to a point; thence, N 28° 49' E 118.01 feet to a point in the beginning of a curve; thence, around said curve 39.56 feet to a point; thence S 50° 26' E 124.37 feet to a point; thence S 39° 34' W 218.68 feet to a point; thence, N 84° 05' W 68.7 feet to the point of beginning.

INCLUDED in the above described property and also INCLUDED in this conveyance is the following described property.

A tract of land in the 11th Civil District of Davidson County, Tennessee, being the easterly ten and one-half (10.5) feet of Lot No. 1 of the Resubdivision of Lots 11 and 12 Oakland Acres, Section II, recorded in Book 4470, Page 168, Register's Office for Davidson County, Tennessee, being more particularly described as follows:

Beginning at a point in the southerly margin of Freda Villa (50' right-of-way), said point being the common corner between Lots 1 and 2 of said Resubdivision of Oakland Acres; thence, with said common line between Lots 1 and 2 S 39° 34' W a distance of 2418.68 feet to a point in the common line of said Lots 1 and 2 and the Dr. H.C. Caudle property, recorded in Book 3280, Page 148, said Register's Office; thence, with the Caudle line N 84° 05' W a distance of 12.61 feet to a point; thence N 30° 34' E a distance of 225.67 feet to a point in the southerly margin of Freda Villa; thence, with said margin S 50° 26' E a distance of 10.5 feet ot the point of beginning and containing 2.333 square feet or 0.0535 acres more or less.

Being the same property conveyed to Patricia G. Williams, unmarried from Dana L. Smith and wife, Sarah W. Smith by Warranty Deed on April 28, 2010, of record in Instrument Number 20100514-0037318, Register's Office for Davidson County, Tennessee. Scrivener's Affidavit adding the legal description to said deed of record in Instrument Number 20111013-0079803, Register's Office for Davidson County, Tennessee.

NOTE: the 0.0535 acres tract above described is described separately in this deed even though it is included in the description of Lot No. 1 in that the said 0.0535 acre is shown as Map 51-11-0 Parcel 84.00

The property is subject to any and all existing easements and restrictions as shown of record including the following:

- Taxes and assessments for the year 2016 and subsequent years a lien, but not yet due and payable.
- Subject to all matters as shown on the Plan of record in Plat Book 4470, Page 168, Register's Office for Davidson County, Tennessee.
- Covenants, conditions, and restrictions as set forth in instrument recorded in Book 3928, Page 103, Register's Office for Davidson County, Tennessee.

Davidson County DEEDWARR
Recvd: 01/11/16 14:41 3 pgs
Fees:18.00 Taxes:408.85
20160111-0002781

- Easements and Agreements of record in Book 4645, Page 670 and Book 6047, Page 397, Register's Office for Davidson County, Tennessee.
- Clifford Walton Zimmerlee joins this conveyance to convey any and all interest he may have in said property, including, but not limited to his marital interest.

This is improved property known as: **519 Freda Villa, Madison, TN 37115**

TO HAVE AND TO HOLD The aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the GRANTEE, his heirs, successors and assigns in fee simple forever. And the GRANTOR does hereby covenant with the GRANTEE that he is lawfully seized in fee of the aforedescribed real estate; that he has a good right to sell and convey the same; that the same is unencumbered, and that the title and quiet possession thereto he will warrant and forever defend against the lawful claims of all persons.

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 hands this January 8, 2016.

Patricia Zimmerlee

Patricia Zimmerlee

Clifford W Zimmerlee

Clifford Walton Zimmerlee

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **Patricia Zimmerlee and Clifford Walton Zimmerlee** to me known to be the person described in and who executed the foregoing instrument, and acknowledged that she executed the same for the purposes therein contained.

WITNESS my hand and Official Seal at office this January 8, 2016

My commission expires 11-6-17

Notary Public

JENNIFER R. PIERCE
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY

I, Andy Maloney, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of TN
County of Davidson

Personally appeared before me, Carl E. Dunphy, II, a notary public for this county and state, Andy Maloney, who acknowledges that this certificate of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My commission expires: 11-5-2018

CARL E. DUNPHY II
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

NOTARY PUBLIC
AT LARGE
Carl E. Dunphy II
My Commission Expires
11-5-2018
STATE OF TENNESSEE