BILL GARRETT, Davidson County
Trans:T20160024161 DEEDWARR
Recvd: 03/24/16 15:23 2 pgs
Fees:13.00 Taxes:2219.63
20160324-0028138

THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **2002 Richard Jones Road, Suite 203A** **Nashville, TN 37215** **CRT File No. 16026672** ANNE MARIE CHANDLER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires August 23, 2016	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration or value, whichever is greater, for this transfer is: $599,900.00. Affiant Subscribed and sworn to before me, this 22nd day of March, 2016. Notary Public My Commission Expires: 8-23-2016

WARRANTY DEED

Address New Owner: Jeffrey Zimmer and Phoebe Zimmer 135 KENNER AVE Nashville, TN 37205-2207	Send Tax Bills To: REGIONS BANK 2050 PARKWAY OFFICE CIRCLE BIRMINGHAM, AL 35244	Tax Information: Tax Parcel ID No. 11603008100

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Michael J. Atwood, unmarried** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Jeffrey Zimmer and Phoebe Zimmer, husband and wife**, ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Being the North half of Lot No. 72 on the Map of Kenner-Manor Land Company's Second Subdivision of the Kenner Tract, of record in Book 421, Page 100, Register's Office for said County. Said part of said Lot No. 72 fronts 50 feet on the Westerly side of Kenner Avenue and runs back between parallel lines 200 feet to a dead line.

Being the same property conveyed to Michael J. Atwood by Warranty Deed from Michael D. Bates and Cheryl Lynn Bates Hausman Co-Executors of the Estate of Emily J. Bates, recorded on the 20th day of February, 2015 in Instrument No. 20150220-0014722, in the Register's Office of Davidson County, Tennessee.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

County of Davidson taxes for the year 2016 and thereafter, not yet due and payable.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of KENNER-MANOR LAND COMPANY'S SECOND SUBDIVISION OF THE KENNER TRACT, as recorded in Plat Book 421, Page(s) 100.

This is improved property located at 135 KENNER AVE Nashville, TN 37205-2207.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except

for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 22nd day of March, 2016.

Michael J. Atwood

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Michael J. Atwood, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 22nd day of March, 2016.

Notary Public

My Commission Expires: _____

JONATHAN B. HARRIS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires MAR. 10, 2019