WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20160026180 DEEDWARR
Recvd: 03/31/16 14:18 3 pgs
Fees:18.00 Taxes:577.84
20160331-0030654

State of Tennessee
County of Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $156,172.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30th day of March, 2016

Notary Public

MY COMMISSION EXPIRES: _____

(AFFIX SEAL)

DEBBIE MANN NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY MY COMMISSION EXPIRES OCTOBER 15, 2019

THIS INSTRUMENT WAS PREPARED BY
Advantage Title & Escrow, 3325 Aspen Grove Drive, Suite 104, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP/PARCEL NUMBERS
Erwin R. Clements	FIRST NATIONAL BANK OF Middle T	153100500600co
(NAME) 7412 E Winchester Dr.	(NAME) 1608 WILLIAMS DRIVE, STE 301	
(ADDRESS) Antioch, TN 37013	(ADDRESS) MURFREESBORO, TN 37129	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, We, **Tina Robbins as Personal Representative under the Last Will & Testament of Joseph J. Zaukus, Sr., Joseph J. Zaukus Jr., and Tina Robbins,** hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **Erwin R. Clements,** 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, being Lot No. 302, Phase One, Villages of Long Hunter, as shown of record in Instrument No. 20010123-0006894, said Register's Office, to which plat references is hereby made for a more complete and accurate legal description.

Being the same property as conveyed to Joseph Zaukus, Sr. and wife, Elsie Zaukus by deed of record in instrument # 20060203-0013929 register of deeds office for Davidson County , TN. The said Elsie Zaukus predeceased Joseph Zaukus, Sr. Joseph Zaukus, Sr. died testate leaving subject real property to Tina Robbins and Joseph J. Zaukus, Jr. Tina Robbins joins in this conveyance as an individual and as the appointed representative for the estate of Joseph Zaukus,Sr. being one and the same as Joseph J. Zaukus, Sr.
Reference probate court docket No. 15P2101 Davidson County Probate Court.

This conveyance is subject to any and all existing restrictions and easements of record.

unimproved ☐

This is improved ☑ property, known as 7412 E Winchester Dr., 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 my/our hands this 30th day of March, 2016.

Tina Robbins as Personal Representative
under Last Will & Testament of
Joseph J. Zaukus, Sr.

x _____
Joseph J. Zaukus Jr.

_____
Tina Robbins

State of TENNESSEE
County of DAVIDSON

Personally appeared before me Joseph J. Zaukus, Jr. with whom I am personally acquainted, and who acknowledged that he executed the foregoing instrument for purposes therein contained.

WITNESS my hand and seal this 30th day of March, 2016.

KELLEY KELCHNER
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY
My Commission Expires 01-24-2017

_____
Notary Public
My Commission Expires: _____

State of
County of

Personally appeared before me Tina Robbins with whom I am personally acquainted, and who acknowledged that she executed the foregoing instrument for purposes therein contained.

WITNESS my hand and seal this 30th day of March, 2016 .

_____
Notary Public
My Commission Expires: _____

State of
County of

On this 30th day of March, 2016 before me personally appeared Tina Robbins as Personal Representative under the Last will and Testatment of Joseph J. Zaukus, Sr. to me known to be the person described in and who executed the foregoing instrument and who acknowledged the execution of same to be her free act and deed.

WITNESS my hand and seal this 30th day of March, 2016 .

_____
Notary Public
My Commission Expires: _____

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 my/our hands this 30th day of March, 2016.

Tina Robbins Personal Representative

Tina Robbins as Personal Representative
under Last Will & Testament of
Joseph J. Zaukus, Sr.

Joseph J. Zaukus Jr.

Tina Robbins

Tina Robbins

State of
County of

Personally appeared before me Joseph J. Zaukus, Jr. with whom I am personally acquainted, and who acknowledged that he executed the foregoing instrument for purposes therein contained.

WITNESS my hand and seal this 30th day of March, 2016.

Notary Public
My Commission Expires: _____

State of Maryland
County of Howard

Personally appeared before me Tina Robbins with whom I am personally acquainted, and who acknowledged that she executed the foregoing instrument for purposes therein contained.

WITNESS my hand and seal this 30th day of March, 2016 .

Notary Public
My Commission Expires: _____

DEBORAH L. DUCKWORTH
Notary Public, State of Maryland
County of Anne Arundel
My Commission Expires April 12, 2017

State of Maryland
County of Howard

On this 30th day of March, 2016 before me personally appeared Tina Robbins as Personal Representative under the Last will and Testatment of Joseph J. Zaukus, Sr. to me known to be the person described in and who executed the foregoing instrument and who acknowledged the execution of same to be her free act and deed.

WITNESS my hand and seal this 30th day of March, 2016 .

Notary Public
My Commission Expires: _____

DEBORAH L. DUCKWORTH
Notary Public, State of Maryland
County of Anne Arundel
My Commission Expires April 12, 2017