BILL GARRETT, Davidson County
Trans:T20160050323 DEEDWARR
Recvd: 06/14/16 11:53 2 pgs
Fees:13.00 Taxes:795.50
20160614-0060144

RECORD AND RETURN TO:
VICTORY TITLE & ESCROW, LLC
695 PRESIDENT PL., STE. 203
SMYRNA, TN 37167
VT160500217

WARRANTY DEED

SUSAN FRENSLEY NEWTON
TENNESSEE NOTARY PUBLIC
My Comm Exp. SEPTEMBER 11, 2017
COUNTY OF DAVIDSON

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS
$215,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, this the 13th day of June, 2016

Notary Public

MY COMMISSION EXPIRES: 9-11-17

THIS INSTRUMENT WAS PREPARED BY
VICTORY TITLE & ESCROW, LLC, 695 PRESIDENT PL., STE. 203, SMYRNA, TN 37167

ADDRESS OF NEW OWNER AS FOLLOWS :	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Brooke Whitney Zimmerman **6708 Ascot Drive** **Antioch, TN 37013**	InterLinc Mtg. 10613 W. Sam Houston Pkwy, N. Ste200 Houston, TX 77064	**151-09-OA-213.00**

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,

Patrick Saltkill, Trustee of The Gerald Saltkill Trust

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Brooke Whitney Zimmerman and Kale Zimmerman, wife and husband

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. 213 on the Final Plat of Long Hunter Chase, Phase 3, Section 1, as of record in Instrument Number 20001103-0109138, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description of the property.

BEING the same property conveyed to Cheryl L. Stogner, unmarried, by Quitclaim Deed from Roy L. Stogner, unmarried, dated 2/24/09 and recorded 9/28/11 in Instrument Number 20110928-0075167; and the same property previously conveyed to Cheryl L. Stogner and husband, Roy L. Stogner by Warranty Deed from Hugh W. Entrekin, Trustee, dated 3/2/05 and recorded 3/8/05 in Instrument Number 20050308-0025011, Register's Office for Davidson County, Tennessee. The parties were divorced by Final Decree of Divorce filed 8/3/05 in Docket No. 05D1977 in the Fourth Circuit Court for Davidson County, Tennessee. The said Cheryl L. Stogner (now known as Cheryl Sauter-Hammer), died testate on 3/3/15, and pursuant to her Last Will and Testament and Order to Probate filed 4/24/15 in Docket No. 15P705 in the Seventh Circuit Court of Davidson County, Tennessee (Probate Division), the property vests in Patrick Saltkill, Trustee of The Gerald Saltkill Trust.

This conveyance is made subject to the following:

1) **2016 taxes and subsequent years.**
2) **Property is subject to Restrictive Covenants contained in Book 9430, Page 251, amended in Book 9534, Page 938, and Instrument Number 20010514-0049630, Register's Office for Davidson County, Tennessee.**
3) **Property is subject to the HOA Charter of record in Book 9433, Page 953, said Register's Office.**
4) **Any and all restrictions, conditions, and easements of record.**

This is improved (X) property known as **6708 Ascot Drive, Antioch, TN 37013**
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 hands this 13th day of June, 2016.

The Gerald Saltkill Trust

BY: _____
Patrick Saltkill, Trustee

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

Before me, the undersigned, a Notary Public within and for the State and County aforesaid personally appeared Patrick Saltkill with whom I am personally acquainted and who upon his oath(s) acknowledged himself to be the Trustee of The Gerald Saltkill Trust the within named bargainor, and Trust, and that he as such Trustee being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the Trust, by the said Patrick Saltkill as such Trustee.

Witness my hand and official seal at office at Smyrna, Tennessee on this the 13th day of June, 2016.

Commission Expires:_____

_____
Notary Public

