WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20160051452 DEEDWARR
Recvd: 06/17/16 10:03 2 pgs
Fees:13.00 Taxes:836.20
20160617-0061533

R-RT-16-300-T

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $226,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 14th DAY OF JUNE, 2016.

Notary Public

MY COMMISSION EXPIRES: (AFFIX SEAL)

C. LOY CARNEY
STATE OF TENNFSSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
My Commission Expires August 23, 2019

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Leland G. Yoder and Abigail R. Yoder	**FirstBank**	
(NAME)	(NAME)	**161-10-0B-061.00-CO**
300 Harwich Ct	**318 Seaboard Lane Suite 205**	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37211-7316	**Franklin, TN 37067**	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **JAMES ZIMMERMANN, MARRIED,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **LELAND G. YODER AND ABIGAIL R. YODER, HUSBAND AND WIFE,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that 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. 252 on the Plan of Second Revision-Phase Six, Villages of Brentwood of record in Plat Book 6900, Page 316, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to James Zimmermann and wife, Candice Zimmermann by Warranty deed from William Hansen and wife, Kristen Hansen of record in Instrument No. 20090825-0079779 Register's Office for Davidson County, Tennessee, dated August 20, 2009 and recorded on August 25, 2009. Candice Zimmermann, having since died on May 16, 2015 leaving James Zimmermann the surviving tenant by the entirety. James Zimmermann, having since married. His spouse, Kristie Klein Zimmermann joins in the conveyance of this instrument for the purpose of conveying any and all rights in and to said property.

This conveyance is subject to:
- Taxes for the year 2016, a lien not yet due and payable.
- Subject to all matters shown on the Plan of record in Plat Book 6900, Page 316, Register's Office for Davidson County, Tennessee.
- Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions of record in Book 6143, Page 11, Book 6398, Page 495, Book 6852, Page 497 and Book 7207, Page 251, Register's Office for Davidson County, Tennessee.
- Articles of Incorporation of record in Book 6158, Page 352, in the Register's Office for Davidson County, Tennessee.
- Subject to a Sanitary Sewer and/or Storm Drainage Easement of record in Book 6897, Page 116 and Book 6730, Page 508, in the Register's Office for Davidson County, Tennessee.
- Easement for water Main of record in Book 6310, Page 961, in the Register's Office for Davidson County, Tennessee.
- Subject to rights of others in and to the common areas and/or elements.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **300 Harwich Ct, Nashville, Tennessee 37211-7316**.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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 hand(s) this the 14th DAY OF JUNE, 2016.

James Zimmermann

Kristie Klein Zimmermann

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, JAMES ZIMMERMANN AND KRISTIE KLEIN ZIMMERMANN, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 14th of June, 2016.

Notary Public
My Commission Expires:
(SEAL)

C. LOY CARNEY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
My Commission Expires August 23, 2016

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212