Davidson County DEEDWARR
Recvd: 07/19/16 10:56 3 pgs
Fees:18.00 Taxes:555.00

20160719-0074132

WARRANTY DEED	STATE OF TENNESSEE COUNTY OF DAVIDSON THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $150,000.00 AFFIANT SUBSCRIBED AND SWORN TO ME ON THE 15TH DAY OF JULY, 2016. NOTARY PUBLIC MY COMMISSION EXPIRES 1-26-19

THIS INSTRUMENT PREPARED BY
Compass Land Title, LLC, 278 Franklin Road, Ste. 190, Brentwood, TN 37027
file # 16-2225B

ADDRESS OF NEW OWNER	SEND TAX BILLS TO If left blank please use the address of the new owner	MAP-PARCEL
Kurt Zimmermann and Alexander L. Zimmermann,	same	133-12-0-100.00
426 Tampa Drive		
Nashville, TN 37211-3522		

ELIZABETH J. BARNES
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY

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 CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED,

BROADWAY INVESTMENT GROUP CO., A TENNESSEE CORPORATION

HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

ALEXANDER L. ZIMMERMANN, AN UNMARRIED MAN AND KURT ZIMMERMANN, A MARRIED MAN

HEREINAFTER CALLED THE GRANTEE(S), 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. 54 on the Plan of Windsor Park of record in Plat Book 3600, Page 64, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Said Lot 54 fronts 67.6 feet on the Easterly side of Tampa Drive and runs back 217.00 feet on the Southerly lot line and 208.85 feet on the Northwesterly lot line to a line in the rear which measures 68.10 feet thereon,

Being the same property conveyed to Broadway Investment Group Co. by Substitute Trustee's deed from Arnold M. Weiss, Substitute Trustee of record in Instrument No. 20160303-0020249 Register's Office for Davidson County, Tennessee, dated February 18, 2016 and recorded on May 03, 2016.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

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 3600, Page 64, 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 3816, Page 784, Book 3792, Page 445 and Book 3251, Page 18, Register's Office for Davidson County, Tennessee.

Avigation Easement of record in Book 9242, Page 883, in the Register's Office for Davidson County, Tennessee.

Subject to rights of others in and to the common areas and/or elements.

This is property known as 426 Tampa Drive, Nashville, TN 37211-3522

77753

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 that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same in 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 hand on the 15th day of July, 2016.

Broadway Investment Group Co.

BY:_____

Mark LePera, President

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public for the State and County aforesaid, Mark LePera, with whom I am personally acquainted (or who proved to me his identity on the basis of satisfactory evidence), and who, upon oath, acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the President of Broadway Investment Group Cp. and is authorized by said corporation to execute this instrument on its behalf.

Witness my hand and official seal, this 15th day of July, 2016.

Notary Public

My Commission Expires: 1-26-19

ELIZABETH J. BARNES STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

File #: 16-2225B

RECORD & RETURN TO:

COMPASS LAND TITLE, LLC

278 Franklin Road, Ste. 190

Brentwood, TN 37027

COMPASS
LAND TITLE

TRUE COPY CERTIFICATION

I, **J. Carlton Drumwright**, do hereby make oath that I am a licensed attorney and 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.

J. Carlton Drumwright

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, Elizabeth Barnes, a notary public for this county and state, **J. Carlton Drumwright**, who acknowledges that this certificate of an electronic document is true and correct and whose signature I have witnessed.

Notary

My Commission Expires: 1/26/19

ELIZABETH J. BARNES
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY