BILL GARRETT, Davidson County
Trans:T20160073287 DEEDWARR
Recvd: 08/23/16 08:19 2 pgs
Fees:13.00 Taxes:1084.10
20160823-0087841

Prepared By & Return To:
Tennessee Title Services, LLC
7000 Executive Center Dr., Suite 290
Brentwood, TN 37027
16-1215

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $293,000.00

Affiant

THOMAS VORHOLT II STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

SUBSCRIBED AND SWORN TO BEFORE ME THIS 19th day of August, 2016

Notary Public
Commission Expires: 8.4.20

Address of New Owner	Send Tax Bills To:	Map & Parcel
Stephen C. Brenner 1009 Morrisey Ct Nashville, TN 37221	Same as Owner	142 13 0B 019.00

WARRANTY DEED

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, I/WE,

Lisa Carrie Margulies, Executrix of The Estate of Harry Zelenenki

HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Stephen C. Brenner and Nancy Brenner, husband and wife

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. 187 on the Plan of Riverside, Phase 4B, as of record in Book 9700, Page 750, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

Being the same property conveyed to Harry Zelenenki and wife, Gloria Zelenenki by Warranty Deed from Archie E. Tomlinson, Jr. and wife, Shirley B. Tomlinson, dated 10/16/2003 and recorded 10/20/2003 in Instrument Number 20031020-0154899, Register's Office for Davidson County, Tennessee. The said Harry Zelenenki having since died on 1/25/2016, being predeceased by Gloria Zelenenki. Pursuant to the Last Will and Testament of Harry Zelenenki, (Probate #16P239) in the Circuit Court of Davidson County Tennessee, Probate Division, the said Lisa Carrie Margulies was appointed as Executrix, with full power to convey subject.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

The foregoing legal description is the same as contained in the resource of title shown above.

This is improved property known as: 1009 Morrisey Ct, Nashville, TN 37221.

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 so 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 uses, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Dated this the 19th day of August, 2016.

Lisa Carrie Margulies, Executrix

Lisa Carrie Margulies, Executrix of the Estate of Harry Zelenenki

STATE OF TENNESSEE
COUNTY OF Williamson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Lisa Carrie Margulies, Executrix** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Brentwood, Tennessee this 19th day of August, 2016.

CAROL T BAKER
STATE OF TENNESSEE NOTARY PUBLIC
CHEATHAM COUNTY

Notary Public
My Commission Expires: 3/21/17

(Notary Seal)