WARRANTY DEED

SUSAN G. COX
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

R-VRES-16-1404-T

STATE OF TENNESSEE
COUNTY OF ~~DAVIDSON~~ Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $273,700.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 6th DAY OF SEPTEMBER, 2016.

Notary Public

MY COMMISSION EXPIRES: 11-18-2017
(AFFIX SEAL)

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)
John Jeremias	Iberibank d/b/a Iberiabank Mortgage	
(NAME)	(NAME)	
1404 East Riverwood Drive	1639 Medical Center Pkwy, Suite 203	**062-13-0-004.00**
(ADDRESS)	(ADDRESS)	
Nashville, TN 37216	Murfreesboro, TN 37129	
(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, **TRAVIS B. ZIMBER AND WIFE, CARLA A. ZIMBER,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **JOHN JEREMIAS, A SINGLE PERSON,** 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 part of the Lot No. 31 on the Plan of Riverwood Subdivision of record in Book 547, Page 62, Register's Office for Davidson County, Tennessee, described as follows, to wit:

Beginning on the Southerly margin of East Riverwood Avenue, as widened, at the Northwest corner of the property conveyed to Clarence Weber Tuley et al, by deed from Commerce Union Bank, Trustee of record in Book 1036, Page 127, said Register's Office; thence with said Tuley's Westerly line and Southwardly 176 feet; thence Westwardly 60 feet to a point being 60.25 feet East of the Easterly margin of Riverwood Drive; thence Northwardly and parallel with the Westerly line of said Tuley's property 176 feet to the Southerly margin of East Riverwood Avenue, as widened; thence with same Eastwardly 60 feet to the beginning.

Being the same property conveyed to Travis B. Zimber and wife, Carla A. Zimber by Warranty deed from Joan Barton, unmarried of record in Instrument No. 20080826-0087659 Register's Office for Davidson County, Tennessee, dated August 15, 2008 and recorded on August 26, 2008.

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 547, Page 62, Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **1404 East Riverwood Drive , Nashville, Tennessee 37216**.

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.

BILL GARRETT, Davidson County
Trans:T20160078768 DEEDWARR
Recvd: 09/08/16 11:16 2 pgs
Fees:13.00 Taxes:1012.69
20160908-0094564

Witness my/our hand(s) this the 6th DAY OF SEPTEMBER, 2016.

Travis B. Zimber by John Gleaves, Attorney In Fact

Carla A. Zimber by John Gleaves, Attorney In Fact

STATE OF TENNESSEE
COUNTY DAVIDSON

Personally appeared before me, the undersigned authority, a notary public in and for said county and state, the within named John Gleaves as attorney-in-fact for Travis B. Zimber, with who I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who, upon oath, acknowledged that he executed the within instrument as the free act and deed of the said Travis B. Zimber, the within named bargainor, for the purposes therein contained by virtue of a Specific Power of Attorney duly executed by the said Travis B. Zimber and said instrument appearing of record in Instrument Number 20160908-0094562 Register's Office of Davidson County, Tennessee.

WITNESS MY HAND AND OFFICIAL SEAL, this the 6th day of September, 2016.

NOTARY PUBLIC

MEGAN PAULUS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 08-20-2019

My commission expires: 8/20/19

STATE OF TENNESSEE
COUNTY DAVIDSON

Personally appeared before me, the undersigned authority, a notary public in and for said county and state, the within named John Gleaves as attorney-in-fact for Carla A. Zimber, with who I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who, upon oath, acknowledged that he executed the within instrument as the free act and deed of the said Carla A. Zimber, the within named bargainor, for the purposes therein contained by virtue of a Specific Power of Attorney duly executed by the said Carla A. Zimber and said instrument appearing of record in Instrument Number 20160908-0094563 Register's Office of Davidson County, Tennessee.

WITNESS MY HAND AND OFFICIAL SEAL, this the 6th day of September, 2016.

NOTARY PUBLIC

My commission expires: 8/20/19

MEGAN PAULUS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 08-20-2019

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

Record & Return To:
Watauga Title of Rutherford Co., LLC
230 Glenis Dr., Suite 304
Murfreesboro, TN 37129