This Instrument Prepared By:

Marshall L. Hix, Esq.
Wyatt, Tarrant & Combs, LLP
2525 West End Avenue, Suite 1500
Nashville, Tennessee 37203

BILL GARRETT, Davidson County
Trans:T20160085417 DEEDWARR
Recvd: 09/28/16 15:33 3 pgs
Fees:18.00 Taxes:629.00
20160928-0102463

Address New Owner	Send Tax Bills To:	Map & Parcel No.:
Daniel D. Zimmerle, Sr. and Lori S. Zimmerle **2756 Call Hill Road** **Nashville TN 37211-6870**	**SAME**	**106150046.00**

GENERAL WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and 00/100 Dollars ($10.00), cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, **Ben R. Turner** (herein referred to as "Grantor"), has this day bargained and sold and by these presents does hereby transfer and convey unto **Daniel D. Zimmerle, Sr., and wife, Lori S. Zimmerle** (herein referred to as "Grantees"), their heirs and assigns forever, the following described tract or parcel of land (the "Property") located in Davidson County, Tennessee, to-wit:

> Land in Davidson County, Tennessee, being Lot No. 23 on the Plan of Hill-N-Dale Acres of record in Book 2900, page 33, Register's Office for Davidson County, Tennessee to which plan reference is here made for a complete description thereof.
>
> Being the same property conveyed to Ben R. Turner by Warranty Deed in Lieu of Foreclosure from Debi Briscoe dated September 13, 2016, and recorded September 16, 2016 at 16:01 as Instrument No. 20160916-0097826, Register's Office for Davidson County, Tennessee.
>
> This is improved property known as 917 Deervale Drive, Nashville, Tennessee 37217.

TO HAVE AND TO HOLD the Property together with all the improvements thereon, rights associated therewith, and the appurtenances thereunto belonging unto Grantees, their heirs and assigns, in fee simple, forever.

GRANTOR COVENANTS with Grantees that he is lawfully seized and possessed of the Property, that he has a good and lawful right to sell and convey the same, and that the Property is free from any lien or encumbrance whatsoever, except as to the following:

- 2016 Davidson County property taxes for Map/Parcel 106150046.00 are a lien, but not yet due and payable and which have been prorated between Grantor and Grantees;
- All matters of record shown on the Plan of Hill-N-Dale Acres of record in Book 2900, page 33, Register's Office for Davidson County, Tennessee to which plan reference is here made for a complete description thereof.

GRANTOR FURTHER COVENANTS with Grantees and binds himself, his heirs and assigns, to warrant and forever defend the title to the Property to Grantees, their heirs and assigns, against the lawful claims and demands of all persons whomsoever.

WITNESS this the 27th day of September, 2016.

GRANTOR:

Ben R. Turner by Marshall L Hix attorney-in-Fact
Ben R. Turner
by Marshall L. Hix, Attorney-in-Fact

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, a Notary Public of the State and County aforesaid, personally appeared Marshall L. Hix, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged himself to be the attorney-in-fact of Ben R. Turner, the within named Grantor, and that as such attorney-in-fact, executed the foregoing instrument for the purposes therein contained, by signing the name of Ben R. Turner by himself as attorney-in-fact.

Witness my hand and official seal this 27th day of September, 2016.

Notary Public

My Commission Expires:
May 8, 2018

SUSANNE C. PUGH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $170,000.00.

Affiant

Subscribed and sworn to before me, this 27th day of September, 2016.

Notary Public

My Commission Expires:
May 8, 2018

SUSANNE C. PUGH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

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