WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20160096103 DEEDWARR
Recvd: 10/31/16 13:56 2 pgs
Fees:13.00 Taxes:1655.75
20161031-0114911

State of Tennessee
County of Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $447,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 26th day of October, 2016

Notary Public

MY COMMISSION EXPIRES: _____

(AFFIX SEAL)

BRYAN D. SPICER
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 08-25-2020

THIS INSTRUMENT WAS PREPARED BY
Bridgehouse Title, 342 Cool Springs Blvd., Suite 202, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Byron Trent O'Connell	Shelter Lending Services LLC	172-10-A 29.00 CO
(NAME)	(NAME)	
5513 Brookshire Drive	4000 W Brown Deer Road, Suite E	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37211	Brown Deer, WI 53209	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, we, **Neal H. Zirkle and wife, Rosemarie T. Zirkle,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Byron Trent O'Connell and Tiffany M. O'Connell, 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 all of Lot No. 29, on the Plan of A Cluster Lot Development Brentwood Cove Revision 3, as shown by plat appearing of record in Instrument No. 20010201-0009801 of the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for more complete details of said lot.

Being the same property conveyed to Neal H. Zirkle and wife, Rosemarie T. Zirkle, by Warranty Deed from James A. Catino and wife, Molly B. Catino, dated June 15, 2006, of record in Instrument No. 20060619-0072451, Register's Office for Davidson County, Tennessee.

This conveyance is subject to the following: Taxes for the year 2016, which have been prorated, and payment thereof, by acceptance of this conveyance, is expressly assumed by Grantees; all matters appearing on the Plan of record in Plat Book 20010201-0009801; Restrictions of record in Instrument No. 20000427-0041952; Easement for signage of record in Instrument No. 20010328-0029628; Easement for sanitary sewer of record in Instrument No. 20000201-0010289; Stormwater detention agreement of record in Instrument No. 20000908-0089128; all of record in the Register's Office for Davidson County, Tennessee.

unimproved ☐

This is improved ☑ property, known as 5513 Brookshire Drive, Nashville, TN 37211
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 do 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 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 our hands this 26th day of October, 2016.

Neal H. Zirkle

Rosemarie T. Zirkle

State of Tennessee
County of Williamson

Personally appeared before me, the undersigned authority, in and for said County and State, appeared Neal H. Zirkle and Rosemarie T. Zirkle, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the foregoing instrument for purposes therein contained.

WITNESS my hand and official seal at Franlin, Tennessee, this 26th day of October, 2016.

Notary Public
My Commission Expires: _____

File No.: 23823

