Davidson County	DEEDWARR
Recvd: 01/12/17 13:41	3 pgs
Fees:18.00 Taxes:1023.98	
20170112-0003706	

#33408

WARRANTY DEED

STACY L. THOMAS NOTARY PUBLIC STATE OF TENNESSEE COUNTY OF DAVIDSON MY COMMISSION EXPIRES OCTOBER 7, 2019

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION, OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $276,750.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 11 DAY OF January, 2017.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Hardeman & Montgomery, 4301 Hillsboro Pike, Suite 300, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Worrick Robinson and Leslie Robinson	New Penn Financial, LLC	
(NAME) 101 Keyway Drive	(NAME) P.O. Box 240120	130-01-0 021.00
(ADDRESS) Nashville, TN 37205	(ADDRESS) Milwaukee, WI 53224	
(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, **JOHN W. ZUCCARELLO, JR., MARRIED AND DONALD D. ZUCCARELLO, UNMARRIED, AS JOINT TENANTS WITH RIGHT OF SURVIVORSHIP**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **WORRICK GALE ROBINSON AND WIFE, LESLIE BOWMAN ROBINSON,** 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. 75 on the Plan of West Meade Farms, Section 3, as of record in Book 1835, page 4, Register's Office for said County, described as follows:

Beginning on the southwesterly margin of Keyway Drive at the corner of lots Nos. 74 and 75; thence with the line between said two lots, southwestwardly 158.7 feet to the corner of lots Nos. 75 and 76; thence with the line between said two lots, southeastwardly 107.1 feet to the northwesterly margin of Harding Road; thence with said Road, northeastwardly 122.7 feet to the beginning of a curve; thence around said curve with a radius of 25 feet, northwestwardly 39.6 feet to the southwesterly margin of Keyway Drive, northwestwardly 95 feet to the beginning.

Being the same property conveyed to Ednelia Mai Manning, John W. Zuccarello, Jr. and Donald D. Zuccarello, as joint tenants with the right of survivorship by Quitclaim Deed dated June 4, 2009 from L. R. DeMarco, Trustee of record in Instrument No. 20090616-0055821, Register's Office for Davidson County, Tennessee. By Quitclaim Deed dated April 23, 2015 in Instrument No. 20150505-0040553, Register's Office for Davidson County, Tennessee, Ednelia Mai Manning conveyed her interest in subject property to John W. Zuccarello, Jr. and Donald D. Zuccarello, as joint tenants with right of survivorship.

This was never the principal place of residence for John W. Zuccarello.

This conveyance is subject to 2017 Real Property taxes; All matters appearing on the plan of record in Plat Book 1835, Page(s) 4, said Register's Office.

unimproved
This is improved x property, known as 101 Keyway Drive, Nashville, TN 37205
(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 my hand this 9th day of January, 2017

JOHN W. ZUCCARELLO, JR.

DONALD D. ZUCCARELLO

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named John W. Zuccarello, Jr. and Donald D. Zuccarello, the bargainors, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee this 9th day of January, 2017.

Commission expires:

KEVIN D. MONTGOMERY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires November 5, 2019

Notary Public

True Copy Certification

I, KELLY E. COX, do hereby make oath that I am a licensed attorney and/or 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.

KELLY E. COX

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, STACY L. THOMAS, a notary public for this county and state, KELLY E. COX, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature
My Commission Expires: _____
Notary Seal:

