THIS INSTRUMENT WAS PREPARED BY

Bankers Title & Escrow Corp.
5107 Maryland Way, Ste. 115
Brentwood, TN 37027

BILL GARRETT, Davidson County
Trans:T20170008167 DEEDWARR
Recvd: 01/27/17 14:40 2 pgs
Fees:13.00 Taxes:3089.50
20170127-0009226

AMY DIETERLE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $835,000.00.

Janice Collins
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 26 DAY OF January, 2017.

Amy Dieterle
Notary Public

MY COMMISSION EXPIRES: 9-11-17

(AFFIX SEAL)

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Charles Gardner & Kimberly Gardner	New Owner	MAP
1002 Old Hickory Blvd	1002 Old Hickory Blvd	PARCEL 159-00-0-100.00
Brentwood, TN 37027	Brentwood TN 37027	
(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, **Joseph E. Zenker and wife, Robin H. Zenker**

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Charles Gardner and Kimberly Gardner, 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 described according to a survey made by John Kohl, Surveyor, dated August 25, 1967, as follows:

Beginning at a point in the center of Old Hickory Boulevard, at the Southwest corner of Pinkelton tract, said point being 665 feet West of the Southwest corner of the Hightower property; thence with the center of said Boulevard, North 89 deg 15' West 100.5 feet to a point, thence leaving said Boulevard, North 3 deg 25' East 1246 feet to a point in the center line of an access road; thence with the same, southeasterly 144.7 feet in a point in Pinkelton's West line; thence with the same South 3 deg 25" West, 1.138 feet to the point of beginning.

Included in the above described property but excluded therefrom is the northernmost piece of said property on 2 Lot Final Plat for Woodward Hills Lot #7 in Instrument No. 20070821-0099872, said Register's Office, which is now a part of Lot 7, conveyed to Carlton B. Tarkington in Instrument No. 20070824-0101699, said Register's Office.

Said property also identified as New Area Parcel 15900010000 2.46 acres on 2 Lot Final Plat for Woodward Hills Lot #7 in Instrument No. 20070821-0099872, said Register's Office

Being part of the same property conveyed to Joseph E. Zenker and wife, Robin H. Zenker by Warranty Deed from Brian T. Church, unmarried, and Lew Moore, unmarried, of record in Instrument No. 20061002-0121992, Register's Office for Davidson County, Tennessee, dated July 14, 2006, and recorded October 2, 2006.

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been prorated and assumed by Grantee; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

This is () UNIMPROVED

(X) IMPROVED property known as **1002 Old Hickory Blvd, Brentwood, TN 37027.**

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 _____ hand( ) this the 26th day of January, 2017.

Joseph E. Zenker

Robin H. Zenker

STATE OF TENNESSEE
COUNTY OF Williamson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Joseph E. Zenker** the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the within named bargainor, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal this the 26th day of January, 2017.

My Commission expires: 10-7-2019

LUKE KELLUM
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Notary Public

STATE OF TENNESSEE
COUNTY OF Williamson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Robin H. Zenker** the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the within named bargainor, and who acknowledged that she executed the within instrument of the purposes therein contained.

Witness my hand and official seal this the 26th day of January, 2017.

My Commission expires: 10-7-2019

LUKE KELLUM
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Notary Public