WARRANTY DEED

File #2017-26

BILL GARRETT, Davidson County
Trans:T20170013772 DEEDWARR
Recvd: 02/15/17 11:55 2 pgs
Fees:13.00 Taxes:1124.80
20170215-0015637

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $304,000.00.

Angela D Cropper
Affiant

Subscribed and sworn to before me on February 14, 2017.

Will Kerby
NOTARY PUBLIC
My Commission Expires:

WILL KERBY
TENNESSEE NOTARY PUBLIC
My Comm Exp. June 30, 2019
COUNTY OF WILLIAMSON

THIS INSTRUMENT WAS PREPARED BY AND RETURN TO:
ASHWORTH LAW FIRM, PLLC
Robert C. Ashworth, Attorney at Law
237 2nd Avenue South
Franklin, TN 37064

NAME/ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP – PARCEL #:
Stephen L. Cropper Angela D. Cropper 819 Tyne Blvd. Nashville, TN 37220	New Owner	106-15-0-046.00

FOR AND IN CONSIDERATION of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, **DANIEL D ZIMMERLE, SR. AND WIFE, LORI S. ZIMMERLE**, hereinafter called **"GRANTORS,"** have bargained and sold, and by these presents do transfer and convey unto **STEPHEN L. CROPPER AND ANGELA D. CROPPER, HUSBAND AND WIFE,** hereinafter called **"GRANTEES,"** their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 23 on the Plan of Hill-N-Dale Acres of record in Plat Book 2900, pages 33 and 34, 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 DANIEL D. ZIMMERLE, SR. AND WIFE, LORI S. ZIMMERLE, by deed from BEN R. TURNER, of record in Instrument No. 20160928-0102463, dated September 27, 2016, said Register's Office.

The conveyance of the above-described parcel of land is subject to the following:

1. The current year's property taxes have been prorated and paid or are assumed by Grantees; Subsequent taxes are assumed by the Grantees, including rollback taxes, if any.
2. Easements, setback lines, and all other matters as set forth on the above plan of record.
3. Any zoning, easements, covenants, conditions, restrictions, and other matters of record as may affect the premises.

This is Improved property known as 917 Deervale Drive, Nashville, TN 37217.

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 GRANTORS do covenant with the said GRANTEES that they 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 GRANTORS do further covenant and bind themselves, their 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 on February 14, 2017.

Grantor:

Daniel D. Zimmerle, Sr.

Grantor:

Lori S. Zimmerle

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned authority, a Notary Public for said County and State, **DANIEL D. ZIMMERLE, SR. AND LORI S. ZIMMERLE**, the within named bargainor, 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, at office, this 14th day of February, 2017.

Notary Public

My commission expires: _____

