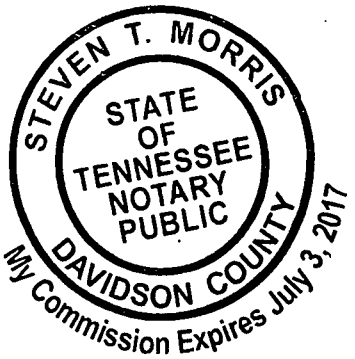
# WARRANTY DEED




STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $200,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 30 day of MARCH, 2017.

Notary Public

MY COMMISSION EXPIRES: 7-3-17
(AFFIX SEAL)

**THIS INSTRUMENT WAS PREPARED BY**
DeKalb Title, LLC, 210 East Public Square, Smithville, TN 37166

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NO(S). |
|---|---|---|
| Zachary Lizzio and Lindsey Lizzio | Regions Bank d/b/a Regions Mortgage | 119 10 0 004.00 |
| (NAME) | (NAME) | |
| 2803 Saint Edwards Drive | 2050 Parkway Office Circle RCN-6 Mail Code: ALBH40602B | |
| (ADDRESS) | (ADDRESS) | |
| Nashville, TN 37211 | Birmingham, AL 35244 | |
| (CITY) (STATE) (ZIP) | (CITY) (STATE) (ZIP) | |

For and in consideration of the sum of Two Hundred Thousand And No/100 Dollars ($200,000.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I/WE, **Jill Clinton Weisz and Dwayne E. Keller,wife and husband**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Zachary Lizzio and Lindsey Lizzio**, **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 Lot(s) 15, as shown on the map entitled the Plan of Nolensville Heights, of record in Book 2083, Page 80, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same lands conveyed to Jill Clinton Weisz and Dwayne E. Keller from Thelma Viola Whitfield and Joe Whitfield, as Joint Tenants with Rights of Survivorship by Warranty Deed dated May 24, 2013 and recorded May 29, 2013 as Instrument No. 20130529-0053982, in said Register's Office for Davidson County, Tennessee.

Further known as: 2803 Saint Edwards Drive, Nashville, TN 37211
Parcel Id(s): 119 10 0 004.00

This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

File Number: 1702-0072

BILL GARRETT, Davidson County
Trans:T20170019258 DEEDWARR
Recvd: 03/06/17 15:29 2 pgs
Fees:13.00 Taxes:740.00
20170306-0022117

unimproved ☐

This is improved ☒ property, known as 2803 Saint Edwards Drive, Nashville, TN 37211

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, has 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 3 day of March, 2017

Jill Clinton Weisz

Dwayne E. Keller

STATE OF TENNESSEE

COUNTY OF Williamson

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State aforesaid, the within-named Jill Clinton Weisz and Dwayne E. Keller, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 3rd of March, 2017.

Notary Public

My Commission Expires:

(SEAL)

DEBORAH K. DEVINE
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
My Comm. Expires September 7, 2020

File Number: 1702-0072