Prepared by:
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Attorney at Law
103 Forrest Crossing Blvd Suite 205
Franklin, TN 37064
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STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $192,000.00

Affiant

Subscribed and sworn to before me, this 31 day of May 2017.

Notary Public
My commission expires: January 5, 2020

Davidson County DEEDWARR
Recvd: 05/31/17 15:45 3 pgs
Fees:18.00 Taxes:710.40
20170531-0054154

SHERI ENGEL NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY

Address of New Owner:	**Send Tax Bills to:**	**Tax Information**
Laurie's Investments, LLC 415 Church St., Apt. 2913 Nashville, TN 37219	Same	086 10 0B 135.00

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged Frank T. Zimmerer, married, hereinafter referred to as Grantor(s), has bargained and sold, and does hereby transfer and convey to Laurie's Investments, LLC, a Tennessee Limited Liability Company, hereinafter called the Grantee(s) their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Being Unit No. 135 on the Plan of Noel Cove Townhomes, set out in Master Deed of record as instrument No. 20030924-0141428, Register's Office for Davidson County, Tennessee, reference to said instrument is hereby made for a more complete description thereof.

Being the same property conveyed to Frank T. Zimmerer, an unmarried by deed from Gordon Heath Boutwell and Holly Boutwell of record in Instrumet No. 20140610-0050313 Register's Office for Davidson County, Tennessee

This conveyance is made subject to the following: 1) 2017 taxes, a lien which are not yet due and payable. 2) Covenants, conditions, restrictions reservations, easements liens for assessments, options powers of attorney, and limitations on title set forth in restrictions for Noel Cove of record in Instrument No. 20030924-0141428 and in any allied instruments(s) referred to in said restrictions. 3) Storm Water Detention Agreement of record in Instrument No. 20030617-0083356 4) Charter for Noel Cove

Townhomes Association of record in Instrument No 20030812- 0115541

This property is improved property known as 135 Noel Cove Circle, Hermitage, Tennessee 37076

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee(s), their heirs and assigns, forever. Grantors covenant with Grantee(s) that Grantor(s) 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. Grantor(s) do further covenant and bind themselves, their heirs, assigns and representatives, to warrant and forever defend the title to said land to said Grantee(s), 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 31 day of May, 2017.

Frank T. Zimmerer

Jennifer M. Zimmerer, who joins in this conveyance for the sole purpose of waiving any marital interest that she may have in the property

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 Frank T. Zimmerer and Jennifer M. Zimmerer, the bargainor(s), 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 Brentwood, Tennessee, this 31st day of May, 2017.

Notary Public

My Commission expires: 2/25/19

AMY CROSS NANCE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

FILE NO: 09964

I, Sheri Engel, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to the law.

Sheri Engel
Signature

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me a notary for this county and state, Sheri Engel who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary Signature

My Commission Expires: 2/25/19

MARY CROSS NANCE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY