Davidson County DEEDWARR
Recvd: 06/02/17 10:48 3 pgs
Fees:18.00 Taxes:1128.50
20170602-0055025

Prepared by:
Realty Title & Escrow Company, Inc.
5111 Maryland Way, Suite 101
Brentwood, TN 37027

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
The actual consideration or value, whichever is greater, for this transfer is $305,000.00.

Affiant

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

JULIE DYESS STATE OF TENNESSEE NOTARY PUBLIC MONTGOMERY COUNTY

Notary Public
My commission expires: 8/11/20

02-1705-50209

Address of New Owner:	Send Tax Bills to:	Tax Information:
Donald A. Dobernic	New Owner	161-13-0-B-455.00 CO
455 Lazy Creek Lane		
Nashville TN 37211		

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Christopher R. Kimball A/K/A Chris Kimball and Sarah Kimball f/k/a Sarah Smithmier, husband and wife**, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to **Donald A. Dobernic and Sharon Joella Dobernic, husband and wife**, hereinafter called the Grantees, their successors 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 Unit No. 455, together with the appurtenant interest in the common elements of Creekside of Brentwood, a horizontal property regime with private elements established by Master Deed, restated in Instrument No. 20050204-0013611, as amended in Instrument No. 20050329-0034131, and Instrument No. 20050822-0100021, Register's Office for Davidson County, Tennessee, said Unit being depicted on the Site Plan attached as Exhibit "A" to the aforementioned First Amendment to the Amended and Restated Master Deed in Instrument No. 20050329-0034131, said Register's Office.

Being the same property conveyed to Sarah Smithmier, unmarried and Chris Kimball, unmarried by deed from Pulte Homes Tennessee Limited Partnership, a Nevada Limited Partnership, dated November 26, 2007, recorded November 29, 2007, of record in Instrument No. 20071129-0138493, as corrected by Scrivener's Affidavit of record in Instrument No. 20081020-0104854, said Register's Office.

Further being the same property conveyed to Christopher R. Kimball a/k/a Chris Kimball and Sarah Kimball f/k/a Sarah Smithmier, husband and wife by Quitclaim Deed from Sarah Smithmier, unmarried and Chris Kimball, unmarried, dated January 12, 2016, recorded January 13, 2016, of record in Instrument No. 20160113-0003681, Register's Office for Davidson County, Tennessee.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is improved property known as 455 Lazy Creek Lane, 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, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to 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 31st day of May, 2017.

Christopher R. Kimball A/K/A Chris Kimball

Sarah Kimball f/k/a Sarah Smithmier

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, **Christopher R. Kimball a/k/a Chris Kimball and Sarah Kimball f/k/a Sarah Smithmier**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand in Brentwood, TN, this 31st day of May, 2017.

Notary Public

My Commission expires: 8/11/20

JULIE DYESS
STATE OF TENNESSEE NOTARY PUBLIC
MONTGOMERY COUNTY

True Copy Certification

I, Joe White, 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.

Signature

State of Tennessee

County of Williamson

Personally appeared before me, Julie Dyess [Name of Notary], a notary public for this county and state, Joe White [Name of person making certification] 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: 8/11/20

{Notary' Seal}

JULIE DYESS
STATE OF TENNESSEE NOTARY PUBLIC
MONTGOMERY COUNTY