BILL GARRETT, Davidson County
Trans:T20170055211 DEEDWARR
Recvd: 06/28/17 10:12 2 pgs
Fees:13.00 Taxes:869.50
20170628-0064924

Prepared by:
Centennial Title Company, Inc.
30 Burton Hills Blvd., #165
Nashville, TN 37215

39-B
File #17-1152

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Ian Michael Zorbaugh, single man,** hereinafter called the **Grantor,** has bargained and sold, and by these presents does hereby transfer and convey unto **Andrew D. LaCombe, an unmarried man,** hereinafter called the **Grantee,** Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

Certain Townhouse Unit located in Davidson County, Tennessee, being Unit No. 9, Landmark Townhomes, as established by Declaration of Covenants, Conditions and Restrictions for Landmark Townhomes, of record in Instrument No. 20080110-0002933, as amended in Instrument No. 20080220-0016617, Instrument No. 20080305-0022273, 20081230-0123435 and further amended in Instrument No. 20110930-0075885, which reference to Unit Site Layout Plan attached as Exhibit(s) to said Declaration and amendments is hereby made for a more accurate location and description of said Unit, together with an undivided percentage interest in the Common Elements as set forth in said Declaration, as amended.

Being the same property conveyed to Ian Michael Zorbaugh, single man, by deed from Meridian Construction Company, LLC, dated July 7, 2014, of record in Instrument No. 20140715-0062418, Register's Office for Davidson County, Tennessee.

The property conveyed herein is subject to matters shown on the recorded plan, and to applicable easements and restrictions of record, and Property Taxes for the current year.

This is improved property, known as: 518 Landmark Court, 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 Grantee, Grantee's heirs or assigns, forever. Grantor covenant with the said Grantee that Grantor is lawfully seized and possessed of said land in fee simple, has good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantor further covenants and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's 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 THE EXECUTION HEREOF this 13th day of June, 2017.

Ian Michael Zorbaugh

State of Tennessee)
County of Davidson)

On this 13th day of June, 2017, before me the undersigned, a Notary Public in and for said County and State, personally appeared before me the within named Ian Michael Zorbaugh, the bargainor(s), to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

Notary Public

My Commission Expires: 5/8/18

ANGELA Y. POSTON-WILLIAMSON DAVIDSON COUNTY, TN STATE OF TENNESSEE NOTARY PUBLIC

State of Tennessee)
County of Davidson)

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: $ 235,000.00.

Affiant

Sworn and subscribed before me on this the 13th day of June, 2017.

Notary Public

My Commission Expires: 6/19/18

Emily Kornbau State of Tennessee Notary Public Sumner County My Commission Expires June 19, 2018

NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:	TAX MAP-PARCEL #:
Andrew D. LaCombe 518 Landmark Court Nashville, TN 37211	new owner	147-11-0C-009.00