Davidson County DEEDWARR
Recvd: 07/21/17 12:01 3 pgs
Fees:18.00 Taxes:629.00
20170721-0073961

STATE OF TENNESSEE
COUNTY OF ~~Davidson~~ Sumner

The actual consideration or value, whichever is greater, for this transfer is $170,000.00

Affiant

Subscribed and sworn to before me, this 18th day of July, 2017.

Notary Public

My commission expires: OCT 2 0 2020

KRISTEN M. TRAINI Notary Public At Large SUMNER COUNTY, TENN.

THIS INSTRUMENT WAS PREPARED BY
SIGNATURE TITLE SERVICES, LLC
4751 TROUSDALE DRIVE, STE 111
NASHVILLE, TN 37220

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
Thomas Scott Zach **Tayyaba Atiya Zach**	**CEDAR RAPIDS BANK AND TRUST CO**	**08301004400**
918 West Greenwood Avenue	500 1st Avenue NE Suite 100	
Nashville, TN 37206	cedar rapids, IA 52401	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGE, WE,

Jane Drolick, an unmarried woman, as her sole and separate property

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Thomas Scott Zach and Tayyaba Atiya Zach, 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 No. 9, on the Plan of Zack Q. Myers Subdivision of part of the Wood Property, as shown on plat of record in Plat Book 547, page 189, in the Register's Office of Davidson County, Tennessee.

Said Lot No. 9 fronts 50 feet on the Southerly side of West Greenwood Avenue, formerly Edgar Street, and runs back between parallel lines, 155 feet to an alley.

Being the same property conveyed to William W. Stoutt and wife, Margaret E. Stoutt, by Warranty Deed from Marion Martin and wife, Lorene Martin, dated May 16, 1950, of record in Book 1847, page 363, Register's Office for Davidson County, Tennessee. Margaret E. Stoutt, a widow, conveyed her interest to Jane E. Wright, by Quitclaim Deed dated March 27, 2000, of record in Instrument No. 20000329-0031402, Register's Office for Davidson County, Tennessee. Jane E. Wright n/k/a Jane Drolick, an unmarried woman, conveyed her interest to Jane Drolick, an unmarried woman, as her sole and separate property, by Quitclaim Deed dated July 22, 2005, of record in Instrument No. 20050804-0091926, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

All easements, restrictive covenants and conditions, and other matters of record, including items set out on any applicable plat of record.

All matters as shown on the plat of record in Plat Book 547, page 189, Register's Office for Davidson County, TN, including any and all revisions, corrections and/or amendments thereto of record.

All easements, restrictive covenants and conditions, and other matters of record, including items set out on any applicable plat of record.

This is improved (__X__) unimproved (_____) property known as 918 West Greenwood Avenue, Nashville, TN 37206.

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, have a good right to convey it and the same in 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 my/our hand(s) this 14th day of July 2017.

Jane Drolick 7-14-17
Jane Drolick

STATE OF Tennessee

COUNTY OF Williamson

Personally appeared before me, a Notary Public of said County and State, Jane Drolick, the within named Grantor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 14th day of July 2017.

NOTARY PUBLIC

My Commission Expires: 9/11/17

MARK B. LEEDOM
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

True Copy Certification

I, Kristen Traini, 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 Sumner

Personally appeared before me, Darlene K. Suhrbier, a notary public for this county and state, Kristen Traini 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: 5-27-19

Notary' Seal (if on paper)

DARLENE K. SUHRBIER
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY