WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20170076732 DEEDWARR
Recvd: 09/01/17 09:34 2 pgs
Fees:13.00 Taxes:4440.00

20170901-0089957

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $1,200,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31ST DAY OF AUGUST, 2017.

Notary Public

MY COMMISSION EXPIRES
(AFFIX SEAL)

ROBERT L. SCRUGGS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
My Comm. Expires March 6, 2021

THIS INSTRUMENT WAS PREPARED BY
Laura Perry, Homeland Title, LLC, 220 Town Center Parkway, Suite 135, Spring Hill, TN 37174

File No.: HTS17-080286

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
William L. Zelenik	SAME AS NEW OWNER	
(NAME)	(NAME)	
117 Middleton Circle		157-08-0-A-048.00CO
(ADDRESS)	(ADDRESS)	
Nashville, TN 37215		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF One Million Two Hundred Thousand And No/100 Dollars ($1,200,000.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, JAMES R. TUERFF AND WIFE, JULIE K. TUERFF, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO WILLIAM L. ZELENIK AND DANA W. ZELENIK, 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. 48 on the Plan of 3rd Revision Middleton, a Residential Planned Unit Development of record in Plat Book 6900, Page 900, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to James R. Tuerff and wife, Julie K. Tuerff by Warranty Deed from Ronald W. Davis and Caye B. Davis, husband and wife, of record in Instrument No. 20001120-0114542, Register's Office for Davidson County, Tennessee, dated November 17, 2000 and recorded on November 20, 2000 and re-recorded on December 19, 2000 in Instrument No. 20001219-0124229, Register's Office for Davidson County, Tennessee.

This conveyance is subject to A) property taxes, which have been prorated and assumed by the

Grantee(s) herein; B) Instruments of record in Book 6522, page 212, Book 7119, Page 345, with By-Laws appended thereto, and further amended in Book 9816, Page 844 and Book 10714, Page 744, Instrument Number 20010327-0028930, Book 6505, page 881; Book 8377, page 774; Book 8377, page 812; Book 774, page 816, Register's Office for Davidson County, Tennessee.

unimproved ☐
This is improved ☒ property, known as 117 Middleton Circle, Nashville, TN 37215
(House No.) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 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.

THIS CONVEYANCE is made subject to all zoning ordinances, easements, and restrictions of record insofar as the same may lawfully affect the above-described property.

Witness my/our hands this 31st day of August, 2017.

James R. Tuerff

Julie K. Tuerff

STATE OF TENNESSEE
COUNTY OF ~~DAVIDSON~~ Williamson Dec

On this the 31st day of August, 2017, before me personally appeared James R. Tuerff and wife, Julie K. Tuerff; to me this day and acknowledged and executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the31st day of August, 2017.

Deanna L Cooper
Notary Public

My Commission Expires: 5/13/2020

(SEAL)

