Bill Garrett Davidson County
Batch# 2556 DEEDWARR
09/20/2017 10:14:16 AM 2 pgs
Fees: $13.00 Taxes: $740.00
20170920-0096290

THIS INSTRUMENT PREPARED BY:

Midtown Title, LLC

1704 Charlotte Avenue, #105

Nashville, Tennessee 37203
File No.: M176876

WHEN RECORDED RETURN TO
Midtown Title, LLC
1704 Charlotte Avenue, #105
Nashville, TN. 37203
File No. M176876

STATE OF TENNESSEE,
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $200,000.00

Affiant

DEBORAH L. BISSELL STATE OF TENNESSEE NOTARY PUBLIC PERRY COUNTY My Commission Expires APRIL 28, 2019

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

Notary Public
My Commission Expires: 4-28-19

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Amie Pike Thomas Pike 316 Honeyhill Drive Nashville, TN 37217	Mortgage Investors Group 8320 East Walker Springs Ln.,#200 Knoxville, TN 37923	135-05-032.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 ($10.00) DOLLARS, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, We, **Fredrich C. Zweifel, Trustee and Theresa L. Zweifel, Trustee of The Fredrich C. Zweifel and Theresa L. Zweifel Joint Living Trust, Dated 08/30/2017**, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto **Amie Pike and Thomas Pike, wife and husband**, 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:

Certain parcel of land in the County of Davidson, State of Tennessee, described as follows: to wit:

Land in Davidson County, Tennessee, being Lot 35 on the Plan of Town Park Estates, of record in Book 3300, Page 86, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed by Quitclaim Deed from Fredrich C. Zweifel and Theresa L. Zweifel, husband and wife to Fredrich C. Zweifel and Theresa L. Zweifel Joint Living Trust, as recorded on the 21st day of November, 2007 in Instrument No. 20071121-0136335; Quitclaim Deed from Fredrich C. Zweifel to Fredrich C. Zweifel and Theresa L. Zweifel, husband and wife, as tenants in common, each with a life estate in the others undivided share, as recorded on the 27th day of April, 1998 in Deed Book 10901, Page 277 and Deed from Mark D. Settle, unmarried to Fredrich C. Zweifel, as recorded on the 8th day of January, 1991 in Deed Book 8271, Page 766, in the Register's Office of Davidson County, Tennessee.

This is ☒ Improved OR ☐ Unimproved property located at: 316 Honeyhill Dr., Nashville, TN 37217

This conveyance is made subject to 1) Property taxes for the year 2017 a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the GRANTOR paying their prorated share thereof to the GRANTEE who will be responsible for payment of said taxes; 2) all applicable zoning ordinances; 3) utility, sewer, drainage and other easements of record; 4) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record; 5) building restrictions; and 6) other matters of public record.

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. Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 18th day of September, 2017.

X _____
Fredrich C. Zweifel, Trustee

X _____
Theresa L. Zweifel, Trustee

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared **Fredrich C. Zweifel and Theresa L. Zweifel**, the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she/they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office this 18th day of September, 2017.

_____
Notary Public
My Commission expires: 4-28-16

DEBORAH L. BISSELL
STATE OF TENNESSEE NOTARY PUBLIC
PERRY COUNTY
My Commission Expires APRIL 28, 2019