THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **2002 Richard Jones Rd, Ste 203A** **Nashville, TN 37215** **CRT File No. 170812986** Bill Garrett Davidson County Batch# 2812 **DEEDWARR** 09/21/2017 08:51:07 AM 2 pgs Fees: $13.00 Taxes: $1,979.50 20170921-0096651	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $535,000.00. Affiant Subscribed and sworn to before me, this 18th day of September, 2017. Notary Public My Commission Expires:

JONATHAN B. HARRIS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires MAR. 10, 2019

WARRANTY DEED

Address New Owner: Walker D. Zimmerman and Margaret Zimmerman 4113 UTAH AVE Nashville TN 37209-4704	Send Tax Bills To: New Owner	Tax Information: Tax Parcel ID No. 10304034700

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Frank Thomasson and Kelsey Thomasson, husband and wife** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Walker D. Zimmerman and Margaret M. Zimmerman, husband and wife**, ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being the Westerly one-half of Lot No. 85 on the Plan of West End Annex of record in Plat Book 332, Page 61, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description.

Said Westerly one-half of Lot No. 85 fronts 50 feet on the Southerly side of the 7th Avenue, now Utah Avenue, and runs back between parallel lines, 163.3 feet to an Alley.

Being the same property conveyed to Frank Thomasson and Kelsey Thomasson, husband and wife by Warranty Deed from Henry Oehmig, Jr. and Mary Oehmig, husband and wife, recorded on the 2nd day of October, 2014 in Instrument No. 20141002-0091011, in the Register's Office of Davidson County, Tennessee.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

County of Davidson taxes for the year 2017 and thereafter, not yet due and payable.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of WEST END ANNEX, as recorded in Plat Book 332, Page(s) 61.

This is improved property located at 4113 UTAH AVE Nashville, TN 37209-4704

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular 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.

Frank Thomasson

Kelsey Thomasson

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Frank Thomasson and Kelsey Thomasson, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 18th day of September, 2017.

Notary Public

My Commission Expires: _____

JONATHAN B. HARRIS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires MAR. 10, 2019