

STATE OF TENNESSEE
COUNTY OF ~~WILSON~~ Davidson
THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS $220,000.00.

Jennifer Weller
AFFIANT

SUBSCRIBED AND SWORN TO BEFORE, THIS THE 20th day of October, 2017.

Tracey Perry
NOTARY PUBLIC

My commission expires: 1-8-19

THIS INSTRUMENT PREPARED BY

Birthright Title, LLC
2734 N. Mt. Juliet Road
Mt. Juliet, TN 37122

Bill Garrett Davidson County
Batch# 17509 **DEEDWARR**
10/24/2017 12:44:53 PM 2 pgs
Fees: $13.00 Taxes: $814.00

20171024-0108947

NAME & ADDRESS OF PROPERTY OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBERS:
Louis Zinser (NAME)	New Owner (NAME)	08609001700
3313 Dockside Drove (ADDRESS)	(ADDRESS)	
Nashville, TN 37076		

Warranty Deed

For and in Consideration of the sum of $220,000.00 cash in hand paid by the hereinafter named grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we **Faye C. Ellis, married,** hereinafter called the **GRANTOR(S)**, have/has bargained and sold, and by these presents do transfer and convey unto **Louis Zinser, unmarried**, hereinafter called the **GRANTEE(S)**, his/her/their successors and assigns, a certain tract or parcel of land, situated in Davidson County, Tennessee, described as follows, to wit:

Being Lot No. 13 on the Plan of Lakeside Woods Estates, Section Three, of record in Plat Book 7900, Pages 218, 219 and 220, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

Being the same property conveyed to Faye C. Ellis, married by deed from Paul S. Woods and Jacquline L. Woods, f/k/a Jacquline L. Lawson, of record in Instrument No. 20041001-0118544, rerecorded in Instrument No. 20041111-0135829, said Register's Office.

Said property is not and never has been the principal or marital residence of the Grantor.

This property is __unimproved _X_improved property known as: 3313 Dockside Drove, Nashville, TN 37076.

PROPERTY TAXES for the current year shall be prorated as of date of deed.

TO HAVE AND TO HOLD said property, together with any and all appurtenances and improvements thereunto, belonging to the said Grantee, his heirs and assigns, in fee simple, forever.

GRANTOR covenants with said Grantee that Grantor is lawfully seized and possessed of said property; that Grantor has a good and lawful right to make this conveyance; that the same is free, clear and unencumbered, except as noted herein; and Grantor will forever warrant and defend the title thereto against the lawful claims of all persons whomsoever.

This conveyance is made subject to any and all easements and rights-of-way, public and private, as may be shown of record in the Register's Office for Davidson County, Tennessee, as well as those found upon inspection of the premises. This conveyance is further made subject to any and all matters shown on the plat of record in the office

of the Register of Deeds where the real property is situated.

Witness our hands this 20th day of October, 2017.

Faye C. Ellis

STATE OF TENNESSEE
COUNTY OF WILSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Faye C. Ellis, the herein bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 20th day of October, 2017.

Notary Public
My Commission Expires: 4/17/19

TAMMY DUNCAN STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

After Recording Return to:
Birthright Title, LLC
2734 N. Mt. Juliet Road
Mt. Juliet, TN 37122