WARRANTY DEED

Bill Garrett Davidson County
Batch# 25784 DEEDWARR
11/15/2017 10:46:29 AM 2 pgs
Fees: $13.00 Taxes: $1,294.63

20171115-0117357

State of Tennessee
County of Davidson

The actual consideration or value, whichever is greater, for this transfer is **$349,900.00**.

Affiant

Subscribed and sworn to before me, this the 10th day of November, 2017.

Notary Public

My commission expires:

(AFFIX SEAL)

JERI SHELTON
NOTARY PUBLIC
STATE OF TENNESSEE
COUNTY OF WILSON
MY COMMISSION EXPIRES SEPTEMBER 26, 2020

THIS INSTRUMENT WAS PREPARED BY
Attorneys Title Company, Inc.
2927 Berry Hill Drive, Nashville, TN 37204-3126

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers
Ruth A. Lock	First BANK	**086-04-0-D-017.00co**
2113 Gina Lane	318 Seaboard Lane Ste 205	
Hermitage, TN 37076	Franklin, TN 37067	

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

James R. Zant and wife, Peggy M. Zant

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

Ruth A. Lock, unmarried

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. 17 on the Final Plat of Tulip Reserve Subdivision, of record in Instrument No. 20091211-0113296 Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

BEING the same property conveyed to James R. Zant and wife, Peggy M. Zant by Deed dated July 28, 2010, from George Dunn General Contractor, Inc., of record in Instrument No. 20100803-0060917, Register's Office for Davidson County, Tennessee.

THE conveyance of the above described parcel of land is subject to the following:

1) **The Plan of record as shown in Instrument No. 20091211-0113296, said Register's Office, shows an Owner's Certificate, and is subject to all matters as set forth therein.**

2) **Declaration of Covenants, Conditions and Restrictions for Tulip Reserve of record in Instrument No. 20100712-0054510 and see Scrivener's Affidavit of record in Instrument No. 20100812-0063715, said Register's Office.**

3) **By-Laws of Tulip Reserve Homeowners' Association, Inc. of record in Instrument No. 20100712-0054511 and see Scrivener's Affidavit of record in Instrument No. 20100812-0063715, said Register's Office.**

4) **A public utility and drainage easement as set out in the Deed of record in Book 8275, Page 576, said Register's Office.**

5) **Inspection and Maintenance Agreement for Private Stormwater Management Facilities of record in Instrument No. 20080118-0005993, said Register's Office.**

This is improved property known as **2113 Gina Lane, Hermitage, TN 37076**

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 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.

Witness my/our hand(s) this **10th** day of **November, 2017.**

James R. Zant

Peggy M. Zant

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, a Notary Public of said County and State, **James R. Zant and Peggy M. Zant,** the within named sellers, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this **10th** day of **November, 2017.**

Notary Public

STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

My Commission Expires: 1/17/21