Bill Garrett Davidson County
Batch# 34073 DEEDWARR
12/06/2017 10:39:03 AM 2 pgs
Fees: $13.00 Taxes: $703.00
20171206-0124421

Prepared By & Return To:
Tennessee Title Services, LLC
7000 Executive Center Dr., Suite 290
Brentwood, TN 37027
17-2238

STATE OF ~~TENNESSEE~~ FC Florida
COUNTY OF Pinellas

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $190,000.00

Michael Roman Zipperlin
Affiant

ROBERT CHARLES
Notary Public - State of Florida
Commission # FF 973982
My Comm. Expires Jul 11, 2020

SUBSCRIBED AND SWORN TO BEFORE ME THIS 28th day of November, 2017

Notary Public Robert Charles
Commission Expires: 7/11/20

Address of New Owner	Send Tax Bills To:	Map & Parcel
Shari Rossi 212 Margo Lane Nashville, TN 37211	new owner	148-01-0-121.00

WARRANTY DEED

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

The Estate of George Ronald Elkins

HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Shari Rossi

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. 115 on the Plan of Section Four, Haywood Acres of record in Plat Book 2900, Page 93, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Said Lot fronts 125 feet on the Westerly side of Margo Lane and runs back 378 feet on the Northerly line and 321.5 feet on the Southerly line to a dead line, which is a broken line on which it measures 138.6 feet.

Being the same property conveyed to George Ronald Elkins by Warranty Deed from Sim S. Philpot and wife, Mildred J. Philpot of record in Book 9836, Page 830, Register's Office for Davidson County, Tennessee, dated October 20, 1995 and recorded on October 24, 1995.

The said George Ronald Elkins having since died on October 6, 2016, and pursuant to his last Will and Testament, Probate No. 17P170, Davidson County Tennessee, Probate Division, the said Michael Roman Zipperlin was appointed as Personal Representative with full power to convey subject property.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

The foregoing legal description is the same as contained in the resource of title shown above.

This is improved property known as: 212 Margo Lane, Nashville, TN 37211.

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

Dated this the 28th day of November, 2017.

The Estate of George Ronald Elkins

Michael Roman Zipperlin
By: Michael Roman Zipperlin, Executor/Personal Representative

STATE OF ~~TENNESSEE~~ FL Florida
COUNTY OF Pinellas

Personally appeared before me, the undersigned, a Notary Public in and for said County and State,
Michael Roman Zipperlin
with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at St. Petersburg ,(city) Florida this 28th day of November, 2017.

ROBERT CHARLES
Notary Public - State of Florida
Commission # FF 973982
My Comm. Expires Jul 11, 2020

Notary Public Robert Charles
My Commission Expires: 7/11/20

(Notary Seal)