JODI JACKSON
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $275,000.00

Ann Marie Angel
Affiant

Subscribed and sworn to before me, this 6TH DAY OF APRIL, 2018.

Jodie Jackson
Notary Public

MY COMMISSION EXPIRES: 7-26-2021

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Birthright Title & Escrow, LLC
405 Two Mile Pike, Ste B
Goodlettsville, TN 37072

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Rebecca Zarrow, a single woman	Cross Country Mortgage, Inc (NAME)	
7719 Porter House Drive (ADDRESS)	6850 Miller Road (ADDRESS)	173 09 0A 165.00
Nashville, TN 37211 (CITY) (STATE) (ZIP)	Brecksville, OH 44141 (CITY) (STATE) (ZIP)	

For and in consideration of the sum of DOLLARS, cash in hand, paid hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, we Brian Van Etten and Lindsey Van Etten, husband and wife, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto Rebecca Zarrow, a single woman, hereinafter called the Grantees, their heirs and assigns, that 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. 224, ON THE PLAN OF REVISION TWO RESUBDIVISION OF LOTS 47, 48, 72, 73 & 63 THROUGH 69, SECTION TWO, LENOX VILLAGE, OF RECORD IN PLAT INSTRUMENT NO. 20030115-0006163, REGISTER'S OFFICE, DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAN REFERENCE IS HEREBY MADE FOR A MORE COMPLETE DESCRIPTION THEREOF.

BEING THE SAME PROPERTY CONVEYED TO BRIAN VAN ETTEN AND LINDSEY VAN ETTEN, HUSBAND AND WIFE, BY WARRANTY DEED FROM JENNIFER MICHELLE GREEN, MARRIED, OF RECORD IN INSTRUMENT NO. 20150421-0035350, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

THIS CONVEYANCE IS SUBJECT TO TAXES FOR THE YEAR 2018 AND SUBSEQUENT YEARS.

This conveyance is subject to any and all existing easements and restrictions as shown of record.

unimproved ( )
This is improved (X) property, known as 7719 Porter House Drive, Nashville, TN 37211
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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. 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 6th day of April, 2018.

Bill Garrett Davidson County
Batch# 79926 DEEDWARR
04/12/2018 08:50:30 AM 2 pgs
Fees: $13.00 Taxes: $1,017.50
20180412-0034319

WARRANTY DEED
(Continued)

Brian Van Etten

Lindsey Van Etten

STATE OF ~~Tennessee~~ Colorado

COUNTY OF ~~Davidson~~ Jefferson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Brian Van Etten and Lindsey Van Etten, husband and wife, the herein bargainor(s), 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, this the 6th day of April, 2018.

Notary Public

My Commission Expires: 3-10-21

(SEAL)

RETURN TO:
Birthright Title & Escrow, LLC
405 Two Mile Pike, Ste B
Goodlettsville, TN 37072

LORIE T COUSE
NOTARY PUBLIC
STATE OF COLORADO
NOTARY ID 20054008749
My Commission Expires March 10, 2021

True Copy Certification

I, Penny Y. Ray, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of Tennessee
County of Williamson

Personally appeared before me, Patricia Haggard a notary public for this county and state, Penny Y. Ray who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 5/6/19
Notary' Seal (if on paper)

PATRICIA HAGGARD
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY