Bill Garrett Davidson County
Batch# 94335 DEEDWARR
05/18/2018 11:21:30 AM 3 pgs
Fees: $18.00 Taxes: $1,554.00
20180518-0047796

Prepared by:
Realty Title & Escrow Company, Inc.
5111 Maryland Way, Suite 101
Brentwood, TN 37027

STATE OF TENNESSEE
COUNTY OF Rutherford
The actual consideration or value, whichever is greater, for this transfer is $420,000.00.

Lauren Mandersen
Affiant

Natalie Davenport — State of Tennessee Notary Public — Rutherford County

Subscribed and sworn to before me, this 17th day of May, 2018.

Natalie Davenport
Notary Public
My commission expires: 10/19/21

02-1804-50393

Address of New Owner:	**Send Tax Bills to:**	**Tax Information:**
Matthew L. Zelenik 612 Tobylynn Circle Nashville TN 37211	Midland States Bank 5991 S. Hwy 94 Wilson Springs, MO 63304	161-07-0-073.00

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Matthew E. Ferrall and wife, Alisa J. Ferrall**, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to **Matthew L. Zelenik and Kathryn E. Zelenik, Husband and Wife**, hereinafter called the Grantees, their successors 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. 303, on the Plan of Section Four, Huntington Park, of record in Book 4460, Page 74, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Matthew E. Ferrall and wife, Alisa J. Ferrall by deed from D. James Slagoski and Jean M. Slagoski, Trustee U/A/D June 27, 1996 of the Slagoski Joint Revocable Living Trust Agreement, and any Successors in Trust, dated January 28, 2000, recorded January 31, 2000, of record in Instrument No. 20000131-0009760, Register's Office for Davidson County, Tennessee.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is improved property known as 612 Tobylynn Circle, 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, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to 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 hand this 17th day of May, 2018.

Matthew E. Ferrall

Alisa J. Ferrall

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, **Matthew E. Ferrall and Alisa J. Ferrall**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand in Brentwood, TN, this 17th day of May, 2018.

Notary Public

My Commission expires:



True Copy Certification

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

Signature

State of Tennessee

County of Rutherford

Personally appeared before me, **Teresa Taylor**, a notary public for this county and state, **Loren Manderson** who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary Public

My Commission Expires: 6-15-19

Notary Seal

TERESA TAYLOR
STATE OF TENNESSEE
NOTARY PUBLIC
RUTHERFORD COUNTY