30696-8 Box 14

Prepared by & Return to:
Bert W. McCarter, Attorney
Premier Land Title & Escrow, LLC
611 Potomac Place Suite 103
Smyrna, TN 37167
File No.0225S-18

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $268,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 17th day of May, 2018

Notary Public
My Commission Expires: 3-8-22

Bill Garrett Davidson County
Batch# 94425 DEEDWARR
05/18/2018 02:15:45 PM 2 pgs
Fees: $13.00 Taxes: $991.60
20180518-0047937

ANNA AGEE STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Address of New Owner	Send Tax Bills To:	
Janet J. Aertker 5125 Village Trace Nashville, TN 37211	SWBC Mortgage Corp. 9311 San Pedro, Suite 100 San Antonio, TX 78216	Map/parcel: 161-10-0A-154.00 CO

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

Matthew L. Zelenik, an unmarried man, Kathryn E. Davis, and unmarried woman (N/K/A Matthew L. Zelenik and Kathryn E. Zelenik, husband and wife) and Scott S. Davis and Julie S. Davis, husband and wife

HEREINAFTER REFERRED TO AS THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Janet J. Aertker, single woman

HEREINAFTER CALLED THE GRANTEE(S), 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. 130 on the plan of Phase Two, Villages of Brentwood of record in Plat Book 6250, Page 169, as corrected by Surveyor's Certificate of Correction in Book 8484, Page 140, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description thereof.

Being the same property conveyed to Matthew L. Zelenik, an unmarried man, and Kathryn E. Davis, an unmarried woman, (n/k/a Matthew L. Zelenik and Kathryn E. Zelenik, husband and wife) and Scott S. Davis and Julie S. Davis, husband and wife, tenants in common with rights of survivorship, by Warranty Deed from Bernardo Mainou and Natalie Thornburg, husband and wife, dated 6/18/15 and recorded 6/22/15 in Instrument No. 20150622-0059520, Register's Office for Davidson County, Tennessee.

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 prorated as of the date of closing and assumed by the Grantee(s) here.

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

This is improved property known as: 5125 Village Trace 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 GRANTEE(S), their heirs and assigns forever; and I/We so covenant with the said GRANTEE(S) that I/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 I/We do further covenant and bind my/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the 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 17th day of May, 2018

Matthew L. Zelenik

Kathryn E. Davis n/k/a Kathryn E. Zelenik

Scott S. Davis

Julie S. Davis

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

Personally appeared before me, the undersigned, a Notary Public in and for said State and County, the within Matthew L. Zelenik and Kathryn E. Davis n/k/a Kathryn E. Zelenik, Scott S. Davis, and Julie S. Davis, 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 (WARRANTY DEED) for the purposes therein contained.

Witness my hand and official seal this 17th day of May, 2018

Notary Public

My Commission Expires: 1-18-22

ANNEMARIE CAIN
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY