This instrument prepared by:
Midtown Title, LLC
1704 Charlotte Avenue
Suite 105
Nashville, TN 37203

File Number: 1-18-2437

Return to:
Security Title & Escrow Company, LLC
1517 Hatcher Lane, Ste.A
Columbia, TN 38401

Bill Garrett Davidson County
Batch# 124009 DEEDWARR
08/02/2018 10:49:37 AM 2 pgs
Fees: $13.00 Taxes: $1,056.35

20180802-0075741

STATE OF TENNESSEE
COUNTY OF Maury

The actual consideration or value, whichever is greater, for this transfer is $285,500.00

Affiant

Subscribed and sworn to before me, this the 31st day of July, 2018

Notary Public
My Commission Expires: _____

NOTARY PUBLIC AT LARGE Kim Swanner My Commission Expires February 28, 2022 STATE OF TENNESSEE

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Jerome D. Collins Rachel H. Zimmer 924 Waynewood Lane Hermitage, TN 37067	same	075-12-0B-031.00-C

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, I/we, **Bryan Feidt, unmarried and Theresa Harasyn, unmarried** hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **Jerome D. Collins and Rachel H. Zimmer, husband and wife**, hereinafter called the Grantee(s), his/her/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. 73 on the plan of Brookside Woods, Phase Two, Section 2, as of record in Plat Book 9700, page 398, as corrected by Surveyor's Certificate of Correction in Book 11346, page 460, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description of said lot.

Being the same property conveyed to Bryan Fiedt and Theresa Harasyn, as joint tenants with right of survivorship by Warranty Deed from Melanie Overton and husband, Charles Overton, dated March 22, 2016, recorded March 29, 2016, of record in Instrument No. 20160329-0029196, as corrected in Scrivener's Affidavit of record in Instrument No. 20180731-0074499, Register's Office for Davidson County, Tennessee.

This is improved property located at: **924 Waynewood Lane, Hermitage, TN 37076.**

This conveyance is made subject to 1) Property taxes for the year 2018 a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the Grantor paying their prorated share thereof to the Grantee who will be responsible for payment of said taxes; 2) all applicable zoning ordinances; 3) utility, sewer, drainage and other easements of record; 4) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record; 5) building restrictions; and 6) other matters of public record.

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

IN WITNESS WHEREOF, Grantor has executed this instrument on this 31st day of July, 2018.

GRANTOR:

Bryan Feidt

Theresa Harasyn

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Bryan Feidt and Theresa Harasyn, the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office this 31st day of July, 2018.

C M CORRIVEAU
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES MARCH 8, 2021

Notary Public
My Commission expires: 3/8/2021