Bill Garrett Davidson County
Batch# 126158 DEEDWARR
08/07/2018 02:49:11 PM 2 pgs
Fees: $13.00 Taxes: $998.08
20180807-0077703

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: R-BR-18-1116

Prepared By ~~& Return To:~~
Tennessee Title Services, LLC
7000 Executive Center Dr
Suite 290
Brentwood, TN 37027
Williamson
B18-1573

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $269,750.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS August 3, 2018

Notary Public
Commission Expires: 7/6/20

DANA DELWORTH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 07-06-2020

Address of New Owner	Send Tax Bills To:	Map & Parcel
Christine E. Rogers 1116 Kirkland Avenue Nashville, TN 37216	new owner	072-06-0-300.00

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, WE,

Jacob E. Zobrist and Bonnie Zobrist, husband and wife

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

Christine E. Rogers, an unmarried woman

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 the Easterly 50 feet of Lot No. 5 on the plan of Inglewood Place, of record in Book 332, page 101, Register's Office for Davidson county, Tennessee, and described according to a survey made by John Kohl and company, dated 8/23/94, TNRL #100.

Said part of Lot No. 5 fronts 50 feet on the Southerly side of Kirkland Avenue and runs back 192.8 feet on the Easterly line 195, more or less on the Westerly line to a dead line and measures 50 feet thereon.

Being the same property conveyed to Jacob E. Zobrist by Warranty deed from Kim Brooks (fka Kim S. Kramer) and husband, Vaston Brooks of record in Instrument No. 20131108-0115899 Register's Office for Davidson County, Tennessee, dated November 05, 2013 and recorded on November 08, 2013. (Value of consideration shown in aforementioned deed $168,861.00.) Being also known as 1116 Kirkland Avenue Nashville, Tennessee 37216.

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: 1116 Kirkland Avenue, Nashville, TN 37216

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.

***Bonnie Zobrist**, spouse of **Jacob E. Zobrist**, joins in this conveyance for the purpose of quitclaiming any and all interest, including marital interest that she may have in this property.*

Dated this the August 3, 2018.

Jacob E. Zobrist

Bonnie Zobrist

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Jacob E. Zobrist and Bonnie Zobrist, husband and wife** 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 at Brentwood, Tennessee this 3rd day of August, 2018.

SARAH SIMMONS
NOTARY PUBLIC
TENNESSEE
My Comm Exp. May 02, 2022
COUNTY OF DAVIDSON

(Notary Seal)

Notary Public
My Commission Expires: _____

WARRANTY DEED