WARRANTY DEED

Karen Y Johnson Davidson County
Batch# 183727 **DEEDWARR**
01/14/2019 04:01:47 PM 2 pgs
Fees: $13.00 Taxes: $987.90

20190114-0003810

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $326,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 11th DAY OF January,2019

NOTARY PUBLIC:

MY COMMISSION EXPIRES: 7/6/20
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Athens Title & Escrow LLC, 5115 Maryland Way Brentwood, TN 37027

ADDRESS NEW OWNER:	SEND TAX BILL TO:	MAP 161
Christian Zimmer	SWBC Mortgage, ISAOA, ATIMA	GROUP 10 0A
~~5153~~ Village Trace	9311 San Pedro, Suite 100	PARCEL 167.00
Nashville, Tennessee 37211	San Antonio, TX 78216	

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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,

Kate L. Espinosa-Harvill and husband John Harvill

Hereinafter called the grantors, have bargained and sold and by these presents do transfer and convey unto

Christian F.Zimmer and Sarah Burke, husband and wife

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 Lot No.166 on the Plan of Phase Two, Villages of Brentwood of record in Plat Book 6250, Page 169, as corrected by a Surveyor's Certificate of Correction of record in Book 8484, Page 140, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Kate L. Espinosa, unmarried, by Warranty deed from Christopher Allen Fabiani and Emilie E. Fabiani, dated December 31, 2015, of record in Instrument No. 20160104-0000266, Register's Office for Davidson County, Tennessee.

JOHN HARVILL JOINS IN THIS CONVEYANCE FOR THE PURPOSE OF CONVEYING ANY RIGHT, TITLE, AND INTEREST IN AND TO SAID PROPERTY WHICH HE MAY HAVE MARITAL OR OTHERWISE.

Kate L. Espinosa-Harvill being one in the same person as Kate L. Espinosa.

This conveyance is made subject to the following:

1) 2019 taxes and subsequent years.
2) Any and all restrictions, conditions, and easements of record.

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This is improved property known as **~~5153~~ Village Trace, Nashville, Tennessee 37211**.
Such address is not part of the legal description of the property herein and in the event of any discrepancy, the legal description herein shall control.

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 hand and official seal at office this 11th day of January, 2019.

Kate L. Espinosa-Harvill

John Harvill

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: R-CCB-18-5132

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, Kate L. Espinosa-Harvill and John Harvill, with whom I am personally acquainted, (or who proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 11th day of January, 2019.

NOTARY PUBLIC

My Commission Expires: February 25, 2019

JAMES C SMITH
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

PLEASE RETURN TO:
RUDY TITLE and ESCROW, LLC
608 Shelby Avenue | Nashville, TN 37206

Athens Title & Escrow LLC
5115 Maryland Way
Brentwood, Tennessee 37027