Karen Johnson Davidson County
Batch# 233042 DEEDWARR
05/22/2019 08:51:30 AM 3 pgs
Fees: $18.00 Taxes: $1,265.40
20190522-0048250

WARRANTY DEED

JIM R. VANDERPOOL STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY MY COMMISSION EXPIRES 03-15-2020

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $342,000.00

AFFIANT

SUBSCRIBED AND SWORN TO ME ON THE 20TH DAY OF MAY, 2019.

NOTARY PUBLIC

MY COMMISSION EXPIRES 3/15/2020

THIS INSTRUMENT PREPARED BY /RETURN TO:
Jim R. Vanderpool, PC, 256 Seaboard Lane, G-104, Franklin, TN 37067
file # 19-1037LA

ADDRESS OF NEW OWNER	SEND TAX BILLS TO If left blank please use the address of the new owner	MAP-PARCEL
Chad A Zinchini	New Owner	
218 Cedar Place Row		114 15 0A 010.00
Nashville, TN 37221		

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 ACKNOWLEDGE, WE,

BOBBY EUGENE GLOVER AND MARSHA ANN GLOVER, HUSBAND AND WIFE

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

CHAD A ZINCHINI, an unmarried man

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 Unit No. 10, on the plan of Cedar Place Community, a Planned Unit Development (with Private Elements), filed as Exhibit to and established by Declaration of Covenants, Conditions and Restrictions of record in Instrument No. 20140918-0085685, as amended in Instrument No. 20141008-0093372, as corrected in Instrument No. 20141112-0104513, as amended in Instrument No. 20150319-0023886, in the Register's Office for Davidson County, Tennessee, reference to which is hereby made for a more complete description.

Being the same property conveyed by Special Warranty Deed from Dalamar Homes, LLC a Tennessee Limited Liability Company to Bobby Eugene Glover and Marsha Ann Glover, husband and wife as recorded on the 29th day of August, 2017 in Instrument No. 20170829-0088351 and Warranty Deed from Century Investment Partners, Inc. f/k/a Century Commercial Real Estate Services, Inc. a Tennessee corporation to Dalamar Homes, LLC a Tennessee limited liability company as recorded on the 23rd day of September, 2016 in Instrument No. 20160923-0100352, in the Register's Office of Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

1. County of Davidson taxes for the year 2019 and thereafter, not yet due and payable.
2. Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann _ 67-5-603, et seq.
3. Covenants, Conditions and Restrictions as set forth in Deed recorded in Instrument No. 20140918-0085685, amended at Instrument No. 20141008-0093372, corrected at Instrument No. 20141112-0104513, amended at Instrument No. 20150319-0023886.
4. Easement for Right of Way, recorded in Book 2105, Page 438.
5. Dedication of Easement for Sanitary Sewers as set forth in instrument recorded in Book 5222, Page 772.
6. Dedication of Public Utilities Easements as set forth in instrument recorded in Book 8626, Page 823, Instrument Nos. 20040304-0024491 and 20051214-0150259.
7. Dedication of Easement and/or Public Street Right-of-Way as set forth in instrument recorded in Instrument No. 20141119-0106676.
8. Declaration of Restrictions and Covenants for Stormwater Facilities and Systems as set forth in instrument recorded in Instrument No. 20131029-0112332.
9. Dedication of Easement for Sanitary Sewer and/or Storm Drainage, Water Main, Pumps and Appurtenances Easement as set forth in instrument recorded in Instrument No. 20131029-0112366.

This is improved property known as 218 Cedar Place Row, Nashville, TN 37221

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 that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same in 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 our hand on the 20th day of May, 2019.

Bobby Eugene Glover

Bobby Eugene Glover

Marsha Ann Glover

Marsha Ann Glover

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Personally appeared before me, a Notary Public of said County and State, BOBBY EUGENE GLOVER AND MARSHA ANN GLOVER, the within named grantors, with whom I am personally acquainted (or who proved to me their identity 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 Franklin, Tennessee, this 20th day of May, 2019.

Notary Public

My Commission Expires:

JIM R. VANDERPOOL
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
MY COMMISSION EXPIRES 03-15-2020

True Copy Certification

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

Signature

State of TENNESSEE
County of SUMNER

Personally appeared before me, the undersigned, a notary public for this county and state, KRISTEN TRAINI who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 11-30-2020
Notary's Seal (if on paper)

