Karen Johnson Davidson County
Batch# 251077 DEEDWARR
07/01/2019 02:30:30 PM 4 pgs
Fees: $22.00 Taxes: $0.00
20190701-0063843

THIS DOCUMENT PREPARED BY Bryan Howard Howard Mobley Hayes & Gontarek, PLLC 2319 Crestmoor Road Nashville, Tennessee 37215 (615) 627-4444	**This transfer is exempt from real estate transfer tax pursuant to T.C.A. § 67-4-409(a)(3)(F).**

Address of new owner:	Send Tax Bills to:	Map-Parcel Numbers
Barbara F. Zander, Co-Trustee 500 Gun Club Road Nashville, TN 37205	SAME	115 12 0 103.00

WARRANTY DEED

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, Barbara F.B. Zander, hereinafter called the Grantor, for the purpose of transferring the Grantor's entire ownership interest in the subject real property to a revocable inter-vivos (living) trust established by the Grantor, has bargained and sold, and by these presents does transfer and convey unto Barbara F. Zander, Cheri Belz and David Belz, as Co-Trustees of the Barbara F. Zander Revocable Trust, dated June 28, 2019, as amended from time to time, and to her successors in trust, with full power to sell, transfer, mortgage and convey without signature of any beneficiary, hereinafter called the Grantee, and the Grantee's successors, heirs and assigns, all of the Grantor's right, title and interest in and to a certain tract or parcel of land in the State of Tennessee, being more particularly described on Exhibit A attached hereto and incorporated herein by reference.

A new legal description was not prepared for this transaction. The legal description is the same as the previous instrument of record.

This conveyance is subject to the following:

1. Current year's State and County taxes, which have been assumed by the Grantee.

2. Any matters of record.

TO HAVE AND TO HOLD the said real property herein conveyed, with the appurtenances, estate, title and interest thereto belonging, to the said Grantee, the Grantee's successors, heirs and assigns, forever; and the Grantor does covenant with the said Grantee that the Grantor is lawfully seized and possessed of said real property, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and the Grantor does further covenant and bind the Grantor, the Grantor's heirs, assigns and representatives, to warrant and forever defend the title to the said real property to the said Grantee, the Grantee's successors, heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS my hand this 28th day of June, 2019.

Barbara F. Zander

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Barbara F. Zander, with whom I am personally acquainted, and who acknowledged that such person executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal on this 28th day of June, 2019.

Bryan Howard

Notary Public

My Commission Expires:

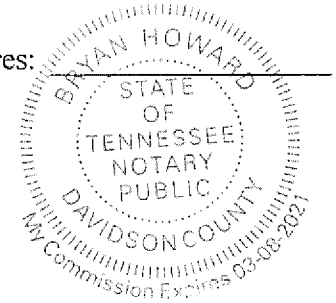


EXHIBIT A
Legal Description

BEGINNING at a point in the westerly margin of Bresslyn Road, the common front corner of Lots Nos. 12 and 13; thence southwardly with the margin of Bresslyn Road 175.00 feet to a concrete monument, the beginning of a curve; thence southwestwardly around said curve 39.27 feet to a concrete monument in the northerly margin of Gun Club Road; thence with the northerly margin of the same, North 80° west 381.70 feet to a monument; thence north 4° 29' east 201.00 feet to point, the common rear corner of Lots Nos. 12 and 13; thence eastwardly 399.9 feet along the line between said lots to the point of beginning.

BEING part of the same property conveyed to Patterson and Fox Construction Company, a partnership composed of James E. Patterson and. Cecil R. Fox, by deed from The Washington Realty Company, a Tennessee Corporation, of record in Book 3937, page 101, Register' s Office for Davidson County, Tennessee.

This conveyance is made subject to restrictive covenants of record in Book 1473, page 206, as modified in Book 1783, page 175, and as further modified in Book 3937, page 101, Register 's Office for Davidson County, Tennessee; Owner's certificate, a 70-foot minimum building setback line from Bresslyn Road, a 40-foot minimum building setback line from Gun Club Road and a 10-foot easement for public utility purposes along the rear line of said lot, and a 5 x 20-foot utility anchor easement located in the south line of said lot, as shown on Plan of Record in Book 3700, page 36, Registers Office for Davidson County, Tennessee.

Being the same property conveyed to Barbara F.B. Zander, by deed from Patterson and Fox Construction Company, of record in Book 3988 page 101, Register's Office for Davidson County, Tennessee.

This is improved property known as 500 Gun Club Road, Nashville, TN 37205.

CERTIFICATE OF AUTHENTICITY

I, Bryan Howard, 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.

Bryan Howard

Bryan Howard

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, Dianne Jaynes, a notary public for this county and state, Bryan Howard, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Dianne Jaynes

Notary Public

My Commission Expires: _____

Notary's Seal (if on paper)

