Prepared by:
Centennial Title Company, Inc.
30 Burton Hills Blvd., #165
Nashville, TN 37215

39-B
251

Karen Johnson Davidson County
Batch# 262227 DEEDWARR
07/25/2019 11:55:07 AM 3 pgs
Fees: $18.00 Taxes: $1,131.83

20190725-0073220

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Anthony G. Zimmerman, Successor Trustee of the Zimmerman Joint Revocable Living Trust Agreement UAD Feb. 11, 2003, and as Successor Trustee of the Marital Trust established therein said Joint Revocable Living Trust Agreement upon the death of Anthony John Zimmerman on August 16, 2014**, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Gerard G. Vandervlugt and Carole C. Vandervlugt, husband and wife** hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

Being Unit 8517, together with carport designated No. 8517-C, in River Plantation, Section Ten, Phase II-b, a Condominium, a Horizontal Regime, located on Sawyer Brown Road, Bellevue, Davidson County, Tennessee, as shown on the plat of River Plantation, Section Ten, Phase II-B, Condominium Apartments, recorded in Plat Book 9700, page 27, Register's Office for Davidson County, Tennessee, and described in a Master Deed recorded in Book 9394, page 598, said Register's Office for Davidson County, Tennessee, to which reference is hereby made, and in annexation documents in Book 9669, page 111; Book 9780, page 284 and Book 10024, page 409, Register's Office for Davidson County, Tennessee. The easements, restrictive covenants, conditions and regulations imposed upon and relating to the apartments, property, co-owners and tenants of River Plantation, Section Ten, Phase II-B, Condominium Apartments, contained in the Master Deed and By-Laws appended thereto, recorded in Book 9394, page 598, et. seq. as applied to Section Ten, Phase II-B, by annexation documents in Book 9780, page 284; Book 9669, page 111 and Book 10024, page 409, Register's Office for Davidson County, Tennessee, are incorporated in this deed reference and made a part hereof the same as though copied herein.

Being the same property conveyed to Anthony J. Zimmerman and wife, Mary Jane Zimmerman by deed from Haury and Smith Contractors, Inc., dated June 26, 1996, of record in Book 10102, page 741, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Anthony John Zimmerman and wife, Mary Jane Zimmerman, Trustees of the Zimmerman Joint Revocable Living Trust Agreement UAD Feb. 11, 2003 by Quitclaim Deed from Anthony J. Zimmerman and wife, Mary Jane Zimmerman, individually, dated February 11, 2003, of record in Inst. No. 20030226-0025616, Register's Office for Davidson County, Tennessee.

The said Anthony J. Zimmerman aka Anthony John Zimmerman died on August 16, 2014. Under the terms and provisions of said trust(s), Anthony G. Zimmerman was appointed Successor Trustee with full power to sell and convey the subject real property without the joinder of any Trustor or beneficiary of said trust(s).

The property conveyed herein is subject to matters shown on the recorded plan, and to applicable easements and restrictions of record, and Property Taxes for the current year.

This is improved property, known as: 8517 Sawyer Brown Road, 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 Grantee, Grantee's heirs or assigns, forever. Grantor covenant with the said Grantee that Grantor is lawfully seized and possessed of said land in fee simple, has good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantor further covenants and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's 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 THE EXECUTION HEREOF this 20 day of July, 2019.

Anthony G. Zimmerman, Successor Trustee of the Zimmerman Joint Revocable Living Trust Agreement UAD Feb. 11, 2003, and as Successor Trustee of the Marital Trust established therein said Joint Revocable Living Trust Agreement upon the death of Anthony John Zimmerman on August 16, 2014.

Anthony G. Zimmerman, Successor Trustee Successor Trustee

State of OHIO)
County of Butler)

On this 20 day of July, 2019, before me the undersigned, a Notary Public in and for the State and County aforesaid, Anthony G. Zimmerman with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and that executed the within instrument for the purpose therein contained, and who further acknowledged that he is the Successor Trustee of Zimmerman Joint Revocable Living Trust Agreement UAD Feb. 11, 2003, and as Successor Trustee of the Marital Trust established therein said Joint Revocable Living Trust Agreement upon the death of Anthony John Zimmerman on August 16, 2014 and is authorized to execute this instrument, and that he has executed this instrument on behalf of the Zimmerman Joint Revocable Living Trust Agreement UAD Feb. 11, 2003, and as Successor Trustee of the Marital Trust established therein said Joint Revocable Living Trust Agreement upon the death of Anthony John Zimmerman on August 16, 2014.

Notary Public

My Commission Expires: March 13 2023

NOTARIAL SEAL STATE OF OHIO

Mark A. McCormack
Notary Public
In and For the State of Ohio
Recorded in Butler County
My Commission Expires
13 March 2023

State of Tennessee)
County of Davidson)

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: $ 305,900.00.

Affiant

Sworn and subscribed before me on this the 23rd day of July, 2019.

Notary Public

My Commission Expires: 11/3/20

DESIREE D. MAXWELL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:	TAX MAP-PARCEL #:
Gerard G. Vandervlugt 8517 Sawyer Brown Road Nashville, TN 37221	NEW OWNER	142-09-0D-190.00