Karen Johnson Davidson County
Batch# 297414 DEEDWARR
10/07/2019 04:03:30 PM 3 pgs
Fees: $18.00 Taxes: $629.00
20191007-0102717

Warranty Deed

LISA SHEPPARD STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration or value, whichever is greater, for this transfer is $170,000.00 Affiant Subscribed and sworn to before me this the 7th day of October, 2019. Notary Public My commission expires: 8.22.21

THIS INSTRUMENT WAS PREPARED BY
WAGON WHEEL TITLE
204 SOUTH 11TH STREET
NASHVILLE, TN 37206
615.650.5100

Address of New Owner(s) as follows:	Send Tax Bills To:	Map/Parcel Numbers:
Room for Hope, LLC	New Owner	081-06-0-060.00
2002 Richard Jones Road, Suite C-200		
Nashville, TN 37215		

FOR AND IN CONSIDERATION OF THE SUM OF ONE DOLLAR ($1.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE, **WILLIAM VAN ZANDT AND JAMIE VAN ZANDT, HUSBAND AND WIFE**, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **ROOM FOR HOPE, LLC, A TENNESSEE LIMITED LIABILITY COMPANY**, HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/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. 68 on the Plan of Cumberland Gardens of record in Plat Book 2900, Page 3, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Said Lot No. 68 fronts 60.0 feet on the east margin of 28th Avenue North and runs back 83.0 feet on the north line and 127.8 feet on the south line to a dead line, measuring 75.0 feet thereon.

Being the same property conveyed to William Van Zandt and Jamie Van Zandt, husband and wife by Warranty deed from Eric Sox, a married man and George Brandt, a married man of record in Instrument No. 20160212-0013775 Register's Office for Davidson County, Tennessee, dated February 11, 2016 and recorded on February 12, 2016.

This conveyance is subject to current year's taxes and subsequent years, a lien not yet due and payable. Restrictions, dedications, conditions, easements, and other matters shown on plat of CUMBERLAND GARDENS, as recorded in Plat Book 2900, Page(s) 3, Register's Office, Davidson County, Tennessee. Covenants, Conditions, and Restrictions as set forth in Restrictive Covenants recorded in Book 2909, Page 135, Register's Office, Davidson, County, Tennessee, as amended by that certain Agreement to Release recorded in Book 4162, Page 982, Register's Office, Davidson County, Tennessee.

The address of the herein described property is believed to be 1912 28th Avenue North, Nashville, TN 37208, but 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 GRANTEE(S), his/her/their heirs and assigns forever; and I/we do covenant with the said GRANTEE(S) that I/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 I/we do further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/their heirs and assigns, against the lawful claims of all persons whomsoever.

Wherever used, the singular number shall include the plural, the singular, and the use of any gender shall be applicable to all genders.

WITNESS MY/OUR HANDS EFFECTIVE AS OF THE 7th day of October, 2019.

William Van Zandt

Jamie Van Zandt

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named William Van Zandt and Jamie Van Zandt, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this 7th day of October, 2019.

Notary Public

My Commission Expires: 5-2-22

BRANDON MILLER
NOTARY PUBLIC
STATE OF TENNESSEE
DAVIDSON COUNTY
My Commission Expires: 05-02-2022

TRUE COPY CERTIFICATION

I, Matthew G. Noggle, 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 DAVIDSON)

On this 1 day of October, 2019, personally appeared before me, Lisa Sheppard, a notary public for the State aforesaid, Matthew G. Noggle, personally known by me or proven on the basis of satisfactory evidence, who acknowledged that this certification of an electronic document is true and correct and whose signature I have witnessed.

LISA SHEPPARD
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

Lisa Sheppard
Notary Public

My Commission Expires: 8-22-21