WARRANTY DEED

Karen Johnson Davidson County
Batch# 318814 DEEDWARR
11/25/2019 09:16:30 AM 3 pgs
Fees: $18.00 Taxes: $895.40
20191125-0121296

STATE OF TN
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $242,000.00
Elaine C. Williams
Affiant
SUBSCRIBED AND SWORN TO BEFORE ME, THIS 21 DAY OF November, 2019
Notary Public
MY COMMISSION EXPIRES:
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Providence Title, LLC, 25 Century Blvd, Suite 402, Nashville, TN 37214

ADDRESS NEW OWNER(S) AS FOLLOWS: Logan Zimmerman and Maranda Zimmerman	SEND TAX BILLS TO: CMG	MAP-PARCEL NUMBERS
(NAME) 668 Granwood Blvd	(NAME) 3160 Crow Canyon Rd #400	063160A04700CO
(ADDRESS) Old Hickory TN 37138	(ADDRESS) San Ramon CA 94583	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, **Gregory Rucker and wife, Renalla Rucker** , HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Logan Zimmerman and Maranda Zimmerman, husband and wife,** HEREINAFTER CALLED THE GRANTEE, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson, COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Lot Number 54, on the Plan of Hampton Park, (formerly Chitwood Downs, a Planned Unit Development), as shown on plat of record in Plat Book 6900, Page 405, as amended in Book 6900, Page 550 through 552 and corrected in Book 7462, Page 445 and Book 8110,Page 401, amended in Book 8181, page 112, in the Register's Office for Davidson County, Tennessee, to which plan reference is hereby mae for a more complete and accurate legal description thereof.

FOR INFORMATION PURPOSES ONLY: 668 Granwood Blvd., Old Hickory, TN 37138

Being the same property conveyed to Gregory Rucker and Renalla Rucker by virtue of that certain Warranty Deed dated April 30, 2013, and being of record at Instrument No. 20130926-0101075 in the Register's Office of Davidson County, Tennessee.

This conveyance is subject to all easements, restrictive covenants and conditions including those located at Plat Book 6900, Page 550-552, corrected in Book 7462, Page 445 and Book 8110, Page 401, amended in Book 8181, Page 112, Book 7351, Page 852 and Book 8336, Page 393, Book 8517, Page 762 and Book 8833, Page 216, Book 11030, Page 740, 743 and 785,and all other matters of record, including all items set out on any applicable plat of record.

unimproved
This is improved x property, known as 668 Granwood Blvd Old Hickory, TN 37138
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 this 21st day of November, 2019.

Gregory Rucker

Renalla Rucker

STATE OF TN
COUNTY OF Davidson

Personally appeared before me a Notary Public in and for said State and County, duly commissioned and qualified, **Gregory Rucker and Renalla Rucker**, with whom I am personally acquainted, or proved to me to be on the basis of satisfactory proof, and who acknowledged that he/she/they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal at office this 21st day of November, 2019.

Notary Public

My Commission Expires: 7-5-21

CARI ALLEN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 7-5-2021

True Copy Certification

I, Trudy Milliken, 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, Kim Perry, a notary public for this county and state, Trudy Milliken 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: 3/2/21

Notary' Seal (if on paper)

