WARRANTY DEED

Karen Johnson Davidson County
Batch# 365052 DEEDWARR
02/28/2020 03:04:22 PM 2 pgs
Fees: $13.00 Taxes: $1,276.50

20200228-0022571

B-VRES-20-5321

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $345,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 26th DAY OF FEBRUARY, 2020.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

KATE NYQUIST
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 11-8-2021

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Luke Remington Porter and Christin Anne Porter	new owner	
(NAME)	(NAME)	**160-03-0-075.00**
5321 Anchorage Drive	519 Oakley Drive	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37220	Nashville, TN 37220	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **JOHN EDWARD ZIMMERMAN, UNMARRIED,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **LUKE REMINGTON PORTER AND CHRISTIN ANNE PORTER, HUSBAND AND WIFE,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that 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. 301 on the Plan of Haileywood Estates Section 8-A of record in Plat Book 2854, Page 82, in the Register's Office for Davidson County.

Said Lot No. 301 fronts 118 feet on the north side of Anchorage Drive, and extends back 275.7 feet on the east line and 272.5 feet on the west line to a dead line in the rear on which it measures 118 feet.

Being the same property conveyed to James T. Zimmerman, Sr. and wife, Sarah F. Zimmerman, by Warranty deed from A. D. Hewlett and wife Frances H. Hewlett of record in Book 3997, page 929, Register's Office for Davidson County, Tennessee, dated March 17, 1966 and recorded on March 18, 1966.

James T. Zimmerman, Sr. died in 1985 and no probate of his estate shows of record with the Clerk of the Probate Court for Davidson county, Tennessee.

Being the same property conveyed to John Edward Zimmerman by Quitclaim deed from Sarah F. Zimmerman of record in Instrument No. 20170823-0086654 Register's Office for Davidson County, Tennessee, dated July 30, 2017 and recorded on August 23, 2017.

This conveyance is subject to:
- Taxes for the year 2020, a lien not yet due and payable.
- Subject to all matters shown on the Plan of record in Plat Book 2854, Page 82, Register's Office for Davidson County, Tennessee.
- Restrictions of record in Book 3000, Page 334, in the Register's Office for Davidson County, Tennessee, but omitting any restriction, if any, based on race, color, religion, sex, handicap, familial status, or national origin unless and only to the extent that the restriction (a) is exempt under Title 42 of the United States Code, or (b) relates to handicap but does not discriminate against handicapped persons.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **5321 Anchorage Drive, Nashville, Tennessee 37220**.

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), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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/our hand(s) this the 26th DAY OF FEBRUARY, 2020.

John Edward Zimmerman

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, JOHN EDWARD ZIMMERMAN, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 26th of February, 2020.

Notary Public
My Commission Expires: _____
(SEAL)

KATE NYQUIST
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 11-8-2021

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212