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| **THIS INSTRUMENT PREPARED BY:**<br>**Chapman & Rosenthal Title, Inc.**<br>**10 Burton Hills Blvd, Ste 130**<br>**Nashville, TN 37215**<br><br>**CRT File No. 200426465**<br><br>Karen Johnson Davidson County<br>Batch# 402326 **DEEDWARR**<br>05/18/2020 03:27:08 PM 2 pgs<br>Fees: $13.00 Taxes: $2,849.00<br>20200518-0051408 | STATE OF TENNESSEE )<br>COUNTY OF DAVIDSON )<br><br>The actual consideration or value, whichever is greater, for this transfer is: $770,000.00.<br><br>Affiant<br><br>Subscribed and sworn to before me, this 15th day of May, 2020.<br><br>Notary Public<br>My Commission Expires: |

DEBBIE MANN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 09-25-2020

## WARRANTY DEED

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| Address New Owner:<br>Kevin Matthew Ziomek and Jessica Eccher Ziomek<br>916 S Wilson Blvd<br>Nashville TN 37215 | Send Tax Bills To:<br>Capstar Bank<br>2002 Richard Jones Rd<br>Ste 300A<br>Nashville TN 37215 | Tax Information:<br>Tax Parcel ID No.<br>116 08 0 151.00 |

**FOR AND IN CONSIDERATION** of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **The Estate of Deborah Celeste Oxford** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Kevin Matthew Ziomek and Jessica Eccher Ziomek, husband and wife**, ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Lot 34, Woodmont Park Subdivision, as shown on plat of record in Plat Book 547, Page 148, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed to Deborah Celeste Oxford, by Quit Claim Deed from Glen Parkhurst Oxford, an unmarried person, of record in Book 11220, Page 892, in the Register's Office of Davidson County, Tennessee, dated November 13, 1998 and recorded on November 25, 1998. Deborah Celeste Oxford, deceased, left subject property to the Trustee of the Deborah Celeste Griscom Oxford Family Trust by Case No. 19P2102, filed in the Probate Court of Davidson County, Tennessee.

Being the same property conveyed to Glen Parkhurst Oxford and wife, Celeste Griscom Oxford, by Warranty Deed from Jean Huske Dodd, unmarried, of record in Book 7782, Page 625, in the Register's Office of Davidson County, Tennessee, dated February 21, 1989 and recorded on March 1, 1989.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

County of Davidson taxes for the year 2020 and thereafter, not yet due and payable.

Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann _ 67-5-603, et seq.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of Woodmont Park Subdivision, as recorded in Plat Book 547, Page(s) 148.

Covenants, Conditions and Restrictions as set forth in Restrictive Covenants recorded in Book 2297, Page 194.

Covenants, Conditions and Restrictions as set forth in Restrictive Covenants for Detached Structure recorded in Instrument No. 20020419-0048998.

Easement for Sanitary Sewers and/or Storm Drainage, recorded in Book 4015, Page 6.

This is improved property located at 916 S Wilson Blvd Nashville TN 37215

**TO HAVE AND TO HOLD** said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

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

**IN WITNESS WHEREOF**, Grantor has executed this instrument on this 15th day of May, 2020.

The Estate of Deborah Celeste Griscom Oxford

The Deborah Celeste Griscom Oxford Family Trust

By: _____ TRUSTEE/PERSONAL REPRESENTATIVE
Darryl L. Edmonds, Trustee and Personal Representative

STATE OF TENNESSEE )
COUNTY OF DAVIDSON )

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Darryl L. Edmonds with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained and who further acknowledged that he is the personal representative of The Estate of Deborah Celeste Griscom Oxford and Trustee of The Deborah Celeste Griscom Oxford Family Trust the maker or a constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand, at Office, this 15th day of May, 2020.

Notary Public

