Karen Johnson Davidson County Batch# 431476 DEEDWARR 07/07/2020 09:56:30 AM 2 pgs Fees: $13.00 Taxes: $3,607.50 20200707-0072834 (Notary Stamp)	**STATE OF TENNESSEE** **COUNTY OF WILLIAMSON** The actual consideration or value, whichever is greater, for this transfer is $975,000.00. Affiant Subscribed and sworn to before me, this 1st day of July, 2020. Notary Public My commission expires: 01-10-2023

MARY GAIL PORTER STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF WILSON MY COMMISSION EXPIRES JANUARY 10, 2023

THIS INSTRUMENT PREPARED BY
McCann & Hubbard
1804 Williamson Court, Suite 201
Brentwood, TN 37027

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
Jeffrey Usman and Elizabeth Usman	Vanderbilt Mortgage and Finance	**015-00-0-099.00**
2901 Union Hill Road	PO Box 71096	
Joelton, TN 37080	Charlotte, NC 28272-1096	

FOR AND IN 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,

Laura Nicole Zeigler, a single woman

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Elizabeth Usman and Jeffrey Usman, wife and husband

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **Davidson** COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

BEING a certain tract or parcel of land lying in the 10th Civil District of Davidson County, Tennessee, and being more particularly described according to a survey by R.L. Montoya Land Surveying, dated September 9, 1999 as follows:

BEGINNING at an Iron Rod (old) in the southerly margin of Union Hill Road, being the northeasterly most corner of Parcel 98, Tax Map 15, Tax Assessor's Office for Davidson County, Tennessee, thence; along said margin, North 43 degrees 00 seconds East, 264.50 feet, to an Iron Rod (old), thence; continuing along said margin, North 40 degrees 36 minutes 49 seconds East, 433.27 feet, to an Iron Rod (new), thence; in a southerly direction, South 23 degrees 31 minutes 28 seconds East, 794.64 feet, to an Iron Rod (new), said point being on the westerly line of Parcel 100, Tax Map 15. Tax Assessor's Office for Davidson County, Tennessee, thence; following said line in a southerly direction, South 3 degrees 50 minutes 11 seconds West, 2,053.09 feet, to an Iron Rod (old), in the northerly margin of Interstate 24, thence; along the fence line that follows said margin in a westerly direction, North 79 degrees 33 minutes 03 seconds West, 803.03 feet, to an Iron Rod (old), thence; along a fence line, also the easterly most line of Parcel 98, Tax Map 15, Tax Assessor's Office for Davidson County, Tennessee in a northerly direction, North 4 degrees 00 minutes 00 seconds East, 2,114.25 feet, to the point of beginning, containing 1,905,105.39 square feet and/or 43.74 acres, more or less.

Being the same property conveyed to Jeffrey Scott Magruder and Laura Zeigler-Magruder, husband and wife, by Warranty Deed, from Susan Lynn Gifford, dated September 2, 2011, of record in Instrument No. 20110909-0069891, Register's Office for Davidson County, Tennessee. Said property being further conveyed to Laura Nicole Zeigler, single person, by Quitclaim Deed, from Jeffrey Scott Magruder, pursuant to divorce, Docket Number 12D-2619, Circuit Court for Davidson County, Tennessee, dated April 12, 2013, of record in Instrument No. 20130416-0037922, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

The current year's property taxes have been prorated and paid or are assumed by the Grantee. Subsequent taxes are assumed by the Grantees; including Rollback taxes, if any.
Greenbelt Application of record in Instrument No. 20120213-0012660 and Instrument No. 20140107-0001836, Register's Office for Davidson County,
This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This is improved property known as 2901 Union Hill Road, Joelton, TN 37080.

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 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/our hand(s) this 1st day of July, 2020.

Laura Nicole Zeigler by A. Scott Hubbard Attorney in fact

Laura Nicole Zeigler by A. Scott Hubbard, her Attorney-In-Fact

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned, a Notary Public in and for said County and State, personally appeared **A. Scott Hubbard,** with whom I am personally acquainted (or who proved to me his identity on the basis of satisfactory evidence), and who, upon oath, acknowledged that he executed the within instrument on behalf of Laura Nicole Zeigler for the purposes therein contained, and who further proved to me that he is the **Attorney in Fact** for Laura Nicole Zeigler, and is authorized by Laura Nicole Zeigler to execute this instrument on her behalf.

Witness my hand, at office, this 1st day of July, 2020.

Notary Signature
My commission expires:

EMILY BETTS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
MY COMM. EXPIRES 03/17/2024

File #: 20-317
RECORD & RETURN TO:
McCann & Hubbard
1804 Williamson Court, Suite 201
Brentwood, TN 37027

Tennessee Certification of Electronic Document

I, Ernest D. Bennett, III, 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.

Ernest D. Bennett III
Signature

State of Tennessee)
)
County of Davidson)

Personally appeared before me, Anthony N. Greco, a notary public for this county and state, Ernest D. Bennett, III, who acknowledged that this certification of an electronic document is true and correct and whose signature I have witnessed.

(Affix Seal)

ANTHONY N. GRECO STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON MY COMMISSION EXPIRES SEPT 7, 2020

Notary Signature

My Commission Expires: September 7, 2020