NEW OWNER:

Daniel Zumwalt
311 W. Monticello Avenue
Goodlettsville, TN 37072

SEND TAX BILLS TO:

NEW OWNER

THIS INSTRUMENT PREPARED BY:

TRESSLER & ASSOCIATES, PLLC
Attorneys at Law
212 North Castle Heights Avenue
Lebanon, TN 37087

FILE NO: 14-0733

Map 061 Group 16-0 Parcel 012.00

Space for Recorder's Stamp

BILL GARRETT, Davidson County
Trans:T20140062489 DEEDWARR
Recvd: 08/22/14 14:37 3 pgs
Fees:18.00 Taxes:259.00
20140822-0076905

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **Seventy Thousand and 00/100 Dollars ($70,000.00)** cash in hand paid, the receipt of which is hereby acknowledged, **THOMAS C CRAVEN AND WIFE, HELEN SUE CRAVEN** ("Grantors") have this day bargained and sold and by these presents do hereby transfer and convey unto **DANIEL ZUMWALT** ("Grantee"), his successors and assigns, forever, the following tract or parcel of land, situated and lying in **Davidson County**, Tennessee, bound and described as follows, to-wit:

Land in Davidson County, Tennessee, Being Lot No. 8 on the Plan of Chappell's Subdivsion of Lots No's. 21, 23, 25, 27, 29, 31, 33, 35 & 37 Monte Vista in Plat Book 421, Page 143, and of record in Plat Book 1130, Page 11, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.

BEING the same property conveyed to Thomas C. Craven and wife, Helen Sue Craven, by Part of Warranty Deed from Margie L. Holmes, a widow, dated December 21, 1984, and of record in Book 6458, Page 79, Register's Office for Davidson County, Tennessee.

This is IMPROVED property known as 1225 McAlpine Avenue, Nashville, Tennessee 37216.

TO HAVE AND TO HOLD said property, together with any and all appurtenances and improvements thereunto, belonging to the said Grantee, his heirs and assigns, in fee simple, forever.

GRANTORS covenant with said Grantee that Grantors are lawfully seized and possessed of said property; that Grantors have a good and lawful right to make this conveyance; that the same is free, clear and unencumbered, except as noted herein; and Grantors will forever warrant and defend the title thereto against the lawful claims of all persons whomsoever.

THIS CONVEYANCE is made subject to all visible easements, rights-of-way, and any and all restrictions, existing roadways, easements and rights-of-way of record.

POSSESSION shall be given with deed.

PROPERTY TAXES for the current year shall be prorated.

IN WITNESS WHEREOF, Grantors have executed or caused this instrument to be executed by its duly authorized representative, this 20th day of **August, 2014**.

Thomas C Craven

THOMAS C CRAVEN

Helen Sue Craven

HELEN SUE CRAVEN

STATE OF TENNESSEE

COUNTY OF WILSON

Personally appeared before me, the undersigned authority, a notary public in and for the state and county aforesaid, THOMAS C CRAVEN AND HELEN SUE CRAVEN, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at office 20th day of **August, 2014**.

BT Duggan

BRITTANY T. DUGGAN NOTARY PUBLIC STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

My commission expires: 7-25-16

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The actual consideration or value, whichever is greater, for this transfer is $ 70,000.00 .

Carmen Coates

AFFIANT

Sworn to and subscribed to before me 20th day of **August, 2014**.

A M. Cu

NOTARY PUBLIC

My commission expires: 8-23-2016