PREPARED BY
BANKERS TITLE & ESCROW CORP
5107 MARYLAND WAY
STE. 115
BRENTWOOD TN 37027

WARRANTY DEED

RETURNED TO

STATE OF TENNESSEE
COUNTY OF DAVIDSON (WILLIAMSON)
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $225,000.00

AFFIANT

SUBSCRIBED AND SWORN TO ME ON THE 30TH DAY OF JANUARY, 2015.

NOTARY PUBLIC

MY COMMISSION EXPIRES 3/25/18

KIM MURRAY NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY

THIS INSTRUMENT PREPARED BY
Compass Land Title, LLC, 278 Franklin Road, Ste. 190, Brentwood, TN 37027
file # 15-1015B

ADDRESS OF NEW OWNER	SEND TAX BILLS TO If left blank please use the address of the new owner	MAP-PARCEL
Amanda L. Traylor		091-10-0-033.00
5840 Leslie Ave	NEW OWNER	
Nashville, TN 37209		

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 CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED,

DAN ZUMWALT

HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

AMANDA L. TRAYLOR, AN UNMARRIED WOMAN

HEREINAFTER CALLED THE GRANTEE(S), THEIR HEIRS AND ASSIGNS, A 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. 64 on the Plan of Subdivision of Lots 39 and 40 in the Division of B. F. Cockrill Farm of record in Plat Book 332, Page 41, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Said Lot 64 adjoin and front 50 feet on the North side of Leslie Street and runs back between parallel lines 150 feet to an alley.

Being the same property conveyed to Federal Home Loan Mortgage Corporation by Substitute Trustee's Deed from Shapiro & Kirsch, LLP, as substitute trustee of record in Instrument No. 20120906-0080706, Register's Office for Davidson County, Tennessee, dated August 24, 2012 and recorded on September 06, 2012.
(Value of consideration shown in aforementioned deed $105,000.00.)

Being the same property conveyed to Dan Zumwait by Special Warranty deed from Federal Home Loan Mortgage Corporation of record in Instrument No. 20130306-0022433 Register's Office for Davidson County, Tennessee, dated December 31, 2012 and recorded on March 06, 2013. And corrected by Scrivener's Affidavit of record in Instrument No. 20150202-0009298, in the Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

a. Defects, liens, encumbrances, adverse claims or other matters, if any, created, first appearing in the public records or attaching subsequent to the Effective Date but prior to the date the proposed Insured acquires for value of record the estate or interest or Mortgage thereon covered by the Commitment.

b. Rights of claims and parties in possession not shown by the public records.

Any lien, or right to a lien, for services, labor, or material heretofore or hereafter furnished, imposed by law and not shown by the public records.

c. Taxes or special assessments which are not shown as existing liens by the public records.

Any encroachment, encumbrance, violation, variation, or adverse circumstances affecting the Title that would be disclosed by an accurate and complete land survey of the Land.

d. Easements or claims of easements not shown by the Public Records.

e. If improvements are completed after January 1 of any year, the law requires supplemental assessment for the year in which improvements are completed as defined by statute. We assume no liability for taxes assessed by correction pursuant to the provisions of Tennessee Code Annotated, Section 67-5-603 et seq.

f. Taxes for the year 2014 a lien, due and payable, but not delinquent.

BILL GARRETT, Davidson County
Trans:T20150007877 DEEDWARR
Recvd: 02/02/15 10:02 2 pgs
Fees:13.00 Taxes:832.50
20150202-0009299

g. Taxes for the year 2015 a lien, not yet due and payable.

h. Subject to all matters shown on the Plan of record in Plat Book 332, Page 41, Register's Office for Davidson County, Tennessee.

This is property known as 5840 Leslie Ave, Nashville, TN 37209

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 in 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 on the 30th day of January, 2015.

Dan Zumwalt

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, a Notary Public of said County and State, DAN ZUMWALT, the within named grantor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged executing the within instrument for the purposes therein contained.

Witness my hand and official seal, this 30th day of January, 2015.

Notary Public

My Commission Expires: 10/2/17

J. Carlton Drumwright
State of Tennessee Notary Public
Williamson County

File #: 15-1015B

RECORD & RETURN TO:

COMPASS LAND TITLE, LLC

278 Franklin Road, Ste. 190

Brentwood, TN 37027