WARRANTY DEED

BILL GARRETT, Davidson County
Trans: T20150017748 DEEDWARR
Recvd: 03/11/15 14:07 2 pgs
Fees: 13.00 Taxes: 436.60
20150311-0020916

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $118,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 11TH DAY OF MARCH, 2015.

Notary Public

MY COMMISSION EXPIRES: My Commission Expires SEPT. 18, 2017

(AFFIX SEAL)

TONIA B. CHERRY
STATE OF TENNESSEE
NOTARY PUBLIC
SUMNER COUNTY

THIS INSTRUMENT WAS PREPARED BY
Hardeman & Montgomery, 4301 Hillsboro Pike, Suite 300, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Dan Zumwalt	New Owner	
(NAME)	(NAME)	
1190 Lakeside Dr.		72-6 90
(ADDRESS)	(ADDRESS)	
Ashland City, TN 37015		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, **RUSSELL HERRING**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **DAN ZUMWALT**, 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:

Land in Davidson County, Tennessee, being the northerly part of Lot No. J (erroneously referenced as Lot 3 in previous Deed), on the corrected plan of E.J. Childers Subdivision of J.M. Ambrose Tract as of record in Book 332, page 134, Register's Office for said County, being part of Lot No. 11 on the plan of said Childers Subdivision, as of record in Book 57, page 144, said Register's Office, described according to a survey made by Hickerson-Miller, Engineers-Surveyors, May 10, 1958 as follows:

Beginning at a stake on the easterly margin of Anderson Place 150 feet north of the northeast corner of Elvira Avenue and said Anderson Place, North 5 degrees east 166.5 feet; thence south 78 degrees 45 minutes East 100 feet and 5 inches to a stake; thence North 85 degrees 15 minutes West to the beginning.

Being the same property conveyed to Russell Henning, a single man by Warranty deed from Dennis Hoeppner, a single man dated March 6, 2008 of record in Instrument No. 20090331-0028637, said Register's Office. Russell Herring and Russell Henning are one and the same. Herring was erroneously spelled Henning in the previous Warranty Deed.

This conveyance is subject to (a) 2015 real property taxes; (b) all matters appearing on the plan of record in Book 57, page 144 and Book 332, page 134, said Register's Office.

This is unimproved / improved X property, known as 3204 Anderson Place, Nashville, TN 37216
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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, their heirs and assigns forever; and we do covenant with 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.

RETURN TO:
PREMIER ESCROW, LLC
4301 HILLSBORO ROAD, STE 300
NASHVILLE, TN 37215

BOX 10-A

Witness my hand this 5 day of March, 2015.

Russell Herring

RUSSELL HERRING

STATE OF TENNESSEE

COUNTY OF DAVIDSON

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

Witness my hand and official seal at Nashville, Tennessee this 5 day of March, 2015.

Commission expires:

John Gregory Hardeman

Notary Public

JOHN GREGORY HARDEMAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

My Commission Expires MAR. 7, 2017