Davidson County DEEDWARR
Recvd: 11/02/15 15:33 3 pgs
Fees:18.00 Taxes:222.00
20151102-0111536

WARRANTY DEED

ELIZABETH J. BARNES
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $60,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29th day of October, 2015.

Notary Public

MY COMMISSION EXPIRES: 1-24-19

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Touchstone Title and Escrow, LLC, 318 Seaboard Lane, Suite 114, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Dan Zumwalt	"New Owner"	063-08-0-013.00 & 063-08-0-012.00
(NAME)	(NAME)	
406 & 410 Hadleys Bend Boulevard	1190 Lakeside Dr	
(ADDRESS)	(ADDRESS)	
Old Hickory, TN 37138	Ashland City, TN 37015	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I, Frances I. Shannon, a widow, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto Dan Zumwalt, unmarried, 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:

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF DAVIDSON, STATE OF TENNESSEE, AND IS DESCRIBED AS FOLLOWS:

TRACT ONE: 406 Hadleys Bend Blvd. (063-08-0-013.00)

LAND in Davidson County, Tennessee, being Lot Nos. 31, 32 and 33, Block "U" on the Plan of Hadley's Bend City, of record in Plat Book 421, Page 120, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description of the property.

SAID Lot Nos. 31, 32 and 33, of Block "U" adjoin and front together 75 feet on the northerly side of Hadleys Bend Boulevard, and extend back between parallel lines 153 feet to a dead line.

BEING the same property conveyed to Leon W. Shannon and wife, Frances I. Shannon, by Deed from Leon Gilbert, Harris Gilbert and Jack J. Cohen and wife, Bessie D. Cohen, of record in Book 4784, Page 185, Register's Office for Davidson County, Tennessee, dated January 24, 1974 and recorded on January 30, 1974. (Value of consideration shown in aforementioned deed $1,950.00) Being also known as 406 Hadleys Bend Boulevard, Old Hickory, TN 37138. Property address is provided for informational purposes only.

TRACT TWO: 410 Hadleys Bend Blvd. (063-08-0-012.00)

LAND in Davidson County, Tennessee, being Lot No. 28, 29 and 30, Block "U" on the Plan of Hadley's Bend City, of record in Plat Book 421, Page 120, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description of the property.

SAID Lot Nos. 28, 29 and 30 of Block "U" lie in the North side of Hadleys Bend Boulevard and front thereon 25 feet each, and extend back between parallel lines northwardly 150 feet to an alley.

BEING the same property conveyed to Leon W. Shannon and wife, Frances I. Shannon (erroneously referenced as Frances F. Shannon, then corrected within the deed) by deed from Jack J. Cohen and wife, Bessie D. Cohen and Leon Gilbert, of record in Book 5621, Page 471, Register's Office for Davidson County, Tennessee, dated March 13, 1980 and recorded on July 7, 1980. (Value or consideration shown in aforementioned deed $3,400.00) Being also known as 410 Hadleys Bend Boulevard, Old Hickory, TN 37138. Said interest is now vested in Frances I. Shannon, as surviving tenant by the entirety, the said Leon W. Shannon having since died.

THIS conveyance is subject to any and all zoning regulations, building restrictions and setback lines, if any, and easements and rights for public utilities applicable to this property; and taxes for the current year which have been prorated and assumed by the Grantee(s) herein.

unimproved ☐

This is improved ☑ property, known as 406 & 410 Hadleys Bend Boulevard, Old Hickory, TN 37138
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

File No.: 3770
TN Warranty Deed

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.

Witness my hand this 29th day of October, 2015.

Frances I. Shannon

Frances I. Shannon

STATE OF TENNESSEE

COUNTY OF DAVIDSON

On this 29th day of October, 2015, before me a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **Frances I. Shannon**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) to be the person described in and who executed the foregoing instrument, and acknowledged that she executed the same as her free act and deed.

WITNESS my hand and Notary Seal at office the day and year above written.

My Commission Expires:
1-20-2019

Notary Public,

KIMBERLY HOLLINGSHEAD
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

COMPASS
– LAND TITLE –

TRUE COPY CERTIFICATION

I, **J. Carlton Drumwright**, do hereby make oath that I am a licensed attorney and 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.

J. Carlton Drumwright

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, Elizabeth Barnes, a notary public for this county and state, **J. Carlton Drumwright**, who acknowledges that this certificate of an electronic document is true and correct and whose signature I have witnessed.

Notary

My Commission Expires: 1/26/19

