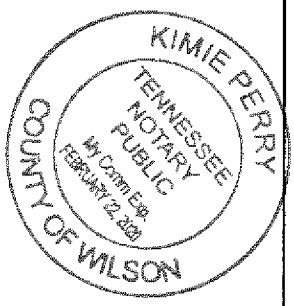
WARRANTY DEED



STATE OF TENNESSEE
COUNTY OF Wilson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $180,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 24th day of March, 2016.

Notary Public

MY COMMISSION EXPIRES: 2-22-20

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Sidwell & Barrett, PC
Stewart Title Company Tennessee Division, 13026 Lebanon Road, Ste 100, Mt Juliet, TN 37122

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Billy Hamrick Jr.	Franklin Synergy Bank	064-11-0A-067.00-CO
(NAME)	(NAME)	
601 S Club Court	722 Columbia Ave	Davidson County DEEDWARR Recvd: 03/31/16 10:42 3 pgs Fees:18.00 Taxes:666.00 **20160331-0030449**
(ADDRESS)	(ADDRESS)	
Hermitage, TN 37076	Franklin, TN 37064	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

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, we, **Michael Floyd Zoccola and David Louis Zoccola and Danny Louis Zoccola and Donna Marie Nolan, Devisees of Louie Frank Zoccola (aka Louis F. Zoccola)**, hereinafter called the GRANTOR(S), have bargained and sold, and by these presents do transfer and convey unto **Billy Hamrick Jr. and Tonya Hamrick, husband and wife**, hereinafter called the GRANTEE(S), their heirs and/or 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. 67 on the Plan of Resubdivision of Lots 66 & 67, Caleb Chase, a Planned Unit Development, as of record in Book 6200, Page 759, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.

Being the same property conveyed to Louie F. Zoccola and Mary A. Zoccola, husband and wife by Warranty Deed dated 05/05/2011 from Estate of J. T. Mitchell, Peggy Mitchell, Executrix of record in Instrument 201105090035558, Register's Office for Davidson County, Tennessee. The said Mary A. Zoccola predeceased her husband, leaving Louie F. Zoccola as sole surviving tenant by the entirety. The said Louie F. Zoccola a/k/a Louie Frank Zoccola died testate on 03/28/2015 devising subject property to Michael Floyd Zoccola, David Louis Zoccola, Danny Louis Zoccola, and Donna Marie Nolan as evidenced by the Last Will and Testament of Louie Frank Zoccola filed in Docket No. 15P1166, in the Probate Court Clerk's Office for Davidson County.

This conveyance is subject to: Real Property Taxes for the year 2016 and subsequent years, a lien not yet due and payable; All matters as set forth per Plat Book 6250, Page 822 and Plat Book 6200, Page 759; Declaration of Covenants, Conditions and Restrictions of record in Book 6777, Page 453; Corrected Declaration of Covenants, Conditions and Restrictions of record in Book 6783, Page 805; Amended and Restated Declaration of Covenants, Conditions and Restrictions of record in Book 7189, Page 553; First Amendment to Amended and Restated Declaration of Covenents, Conditions and Restrictions for Cable Chase of record in Instrument Number 201006030043191, said Register's Office.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☑ property, known as 601 S Club Court, Hermitage, TN 37076
(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 GRANTEE(S), their heirs and/or assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), their heirs and/or 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 our hands this 24th day of March, 2016.

Michael Floyd Zoccola

David Louis Zoccola

Danny Louis Zoccola

Donna Marie Nolan

State of Tennessee
County of Wilson

Personally appeared before me Michael Floyd Zoccola, David Louis Zoccola, Danny Louis Zoccola, and Donna Marie Nolan, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the foregoing instrument for purposes therein contained.

WITNESS my hand and seal this 24th day of March, 2016.

Notary Public
My Commission Expires: 8.14.17

TRACEY TRUMPHOUR
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

RETURN TO:
Stewart Title Company Tennessee Division
13026 Lebanon Road, Ste 100
Mt Juliet, TN 37122

TRUE COPY CERTIFICATION

I, Kimie Perry, 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.

Kimie Perry
Signature

STATE OF TENNESSEE
COUNTY OF WILSON

Personally appeared before me, Liz Jones, a notary public for this county and state, Kimie Perry who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Liz Jones
Notary's Signature

My Commission expires: 8-14-17
Notary Seal (if on paper)

LIZ JONES
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY