Prepared by:
Record and Return to:
Chapman & Rosenthal Title, Inc.
2002 Richard Jones Rd., Ste 203-A
Nashville, TN 37215

BILL GARRETT, Davidson County
Trans: T20170024102 DEEDWARR
Recvd: 03/22/17 08:42 2 pgs
Fees: 13.00 Taxes: 647.13
20170322-0027743

WARRANTY DEED

J ANDERSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES SEPTEMBER 10, 2018

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $174,900.00

AFFIANT

SUBSCRIBED AND SWORN TO ME ON THE 20TH DAY OF MARCH, 2017.

NOTARY PUBLIC

MY COMMISSION EXPIRES _____

THIS INSTRUMENT PREPARED BY
Compass Land Title, LLC, 278 Franklin Road, Ste. 190, Brentwood, TN 37027
file # 16-2866B

ADDRESS OF NEW OWNER	SEND TAX BILLS TO If left blank please use the address of the new owner	MAP-PARCEL
Kimberly Gayle Toliver	New Owner	063-08-0-243.00
406C Hadleys Bend Blvd		
Old Hickory, TN 37138		

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, UNMARRIED

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

KIMBERLY GAYLE TOLIVER, 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. 31, of Block "U" on the Plan of Hadley's Bend City of record in Plat Book 421, Page 120, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being a portion of the same property conveyed to Leon W. Shannon and wife, Frances I. Shannon by Installment deed from Leon Gilbert, Harris Gilbert & 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.

Being a portion of the same property conveyed to Dan Zumwalt, unmarried by Warranty deed from Frances I. Shannon, a widow of record in Instrument No. 20151102-0111536 Register's Office for Davidson County, Tennessee, dated October 29, 2015 and recorded on November 02, 2015.

Being the same property conveyed to Dan Zumwalt, unmarried by Quitclaim deed from Dan Zumwalt, unmarried of record in Instrument No. 20160511-0047081 Register's Office for Davidson County, Tennessee, dated May 11, 2016 and recorded on May 11, 2016.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

Taxes for the year 2017, a lien not yet due and payable.

Subject to all matters shown on the Plan of record in Plat Book 421, Page 120, Register's Office for Davidson County, Tennessee.

NOTE: Pending disbursement of the full proceeds of the loan secured by the Deed of Trust insured, the Policy when issued will insure only to the amount actually disbursed but increases as the proceeds are disbursed, pursuant to a legally binding obligation to disburse contained as a written agreement at the date of policy and made in good faith and without knowledge or notice of any defects or claims of defect in title up to the face amount of the policy. Such increases in amount will not change the date of the policy, unless such change of date is specifically made by endorsement.

This is property known as 406C Hadleys Bend Blvd, Old Hickory, TN 37138

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 20th day of March, 2017.

Dan Zumwalt

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

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 20th day of March, 2017.

Notary Public

My Commission Expires: 2-19-20

BETH BESCH
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

File #: 16-2866B

RECORD & RETURN TO:

COMPASS LAND TITLE, LLC

278 Franklin Road, Ste. 190

Brentwood, TN 37027