BILL GARRETT, Davidson County
Trans:T20170026819 DEEDWARR
Recvd: 03/30/17 10:45 2 pgs
Fees:13.00 Taxes:558.70
20170330-0030997

G#29526-2

WARRANTY DEED

State of Tennessee)
County of Davidson)

The actual consideration or value, whichever is greater, for this transfer is **$151,000.00.**

Affiant

Subscribed and sworn to before me, this the 28th day of March, 2017.

Notary Public

My commission expires: 8/20/19

(AFFIX SEAL)

MEGAN PAULUS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 08-20-2019

THIS INSTRUMENT WAS PREPARED BY
Attorneys Title Company, Inc.
2927 Berry Hill Drive, Nashville, TN 37204-3126

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers
Kathleen M. Zuccaro, Trustee of the Kathleen Zuccaro Trust	new owner	**163040A41800CO**
3001 Hamilton Church Road #418		
Antioch, TN 37013		

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

James A. Grady, unmarried, and Elizabeth A. Grady N/K/A Elizabeth A. Thompson and husband, Stuart Thompson

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Kathleen M. Zuccaro, Trustee of the Kathleen Zuccaro Trust dated December 3, 2015

HEREINAFTER CALLED THE GRANTEE, OR HER SUCCESSORS IN TRUST, CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

LAND in Davidson County, Tennessee, being Unit No. 418 on the Plan of Hamilton Crossings Townhomes, Phase 1, as described in Instrument No. 20040212-0016945, amended in Instrument No. 20040226-0022076 and in Instrument No. 20050310-0026734, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

BEING the same property conveyed to James A, Grady and wife, Elizabeth A. Grady, by Warranty Deed dated May 27, 2005, from R. J. York Homes, LLC, of record in Instrument No. 20050607-0064986, Register's Office for Davidson County, Tennessee. The parties having divorced, Final Divorce Decree in Docket No. 12D-208, in the Fourth Circuit Court for Davidson County, Tennessee. The said Elizabeth A. Grady is now re-married and is known as Elizabeth A. Thompson.

STUART Thompson, spouse of the above named Elizabeth A. Thompson, joins in this conveyance for the purpose of releasing any and all rights he may have in and to the above described property, including any marital rights and homestead exemption.

THE conveyance of the above described parcel of land is subject to the following:

1) All matters as set out on the Amendment to the Declarations appearing in Instrument No. 20050310-0026734, said Register's Office;

2) Grant of Anchor Easement to Metropolitan Electric Power Board of record in Book 10319, Page 987, Register's Office for Davidson County, Tennessee;

3) Storm Water Detention Agreement of record in Instrument No. 20030731-0108672, Register's Office for Davidson County, Tennessee;

4) Agreement for Dedication of Easement for Public Utility Easement, Water and Sewer Mains and Appurtenances of record in Instrument No. 20060120-0007573, Register's Office for Davidson County, Tennessee;

5) Declaration of Covenants, Conditions and Restrictions for Hamilton Crossings Townhomes, of record in Instrument No. 20040212-0016945, amended in Instrument No. 20040226-0022076 and in Instrument No. 20050310-0026734, Register's Office for Davidson County, Tennessee;

6) By-Laws and Charter for Hamilton Crossings Townhomes Owners' Association, Inc., of record in Instrument No. 20040212-0016946, Register's Office for Davidson County, Tennessee; and,

7) Taxes for the current year which have been prorated and assumed by the Grantee herein and the subsequent years, not yet due and payable.

This is improved property, known as: **3001 Hamilton Church Road #418, Antioch, TN 37013**.

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 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/our hand(s) this **27th** day of **March, 2017.**

James A. Grady

Elizabeth A. Thompson

Stuart Thompson

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, a Notary Public of said County and State, **James A. Grady,** the within named seller, 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 **27th** day of **March, 2017.**

Notary Public

My Commission Expires: 1/17/21

JOHN T. COOK STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, a Notary Public of said County and State, **Elizabeth A. Thompson and husband, Stuart Thompson,** the within named sellers, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this **27th** day of **March, 2017.**

Notary Public

My Commission Expires: 1/17/21

JOHN T. COOK STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY