BILL GARRETT, Davidson County
Trans:T20170027672 DEEDWARR
Recvd: 04/03/17 10:02 2 pgs
Fees:13.00 Taxes:674.88
20170403-0032004

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $182,400.00

AFFIANT

SUBSCRIBED AND SWORN TO BE ON THE 30TH DAY OF MARCH, 2017.

NOTARY PUBLIC

MY COMMISSION EXPIRES 3/3/21

LAURIE DAMEWOOD
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

THIS INSTRUMENT PREPARED BY
Compass Land Title, LLC, 278 Franklin Road, Ste. 190, Brentwood, TN 37027
file # 16-2821B

ADDRESS OF NEW OWNER	SEND TAX BILLS TO If left blank please use the address of the new owner	MAP-PARCEL
Arika J. Barnett	Franklin American Mtg	Part of 063-08-0-012.00
408 A Hadleys Bend Blvd.	6100 Tower Circle #600	
Old Hickory, TN 37138	Franklin, TN 37067	

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

ARIKA J. BARNETT, A SINGLE PERSON

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. 30 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 Shannon and wife, Frances I. Shannon by Installment 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.
The said Leon W. Shannon having since died.

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 2, 2015.

Being the same property conveyed to Dan Zumwalt, unmarried by Quitclaim Deed from Dan Zumwalt, unmarried, of record in Instrument No. 20160511-0047080, 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 due and payable, but not delinquent.

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

This is property known as 408 A 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 30th 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 30th day of March, 2017.

Notary Public

My Commission Expires: 3/3/21

LAURIE DAMEWOOD
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

File #: 16-2821B

RECORD & RETURN TO:

COMPASS LAND TITLE, LLC

278 Franklin Road, Ste. 190

Brentwood, TN 37027

Return to: Birthright Title, LLC
2734 N. Mt. Juliet Road
Mt. Juliet, TN 37122