(1)

WARRANTY DEED



STATE OF TENNESSEE
COUNTY OF ~~DAVIDSON~~ Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS ~~$123,000.00~~

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 31st day of May, 2017.

Notary Public

MY COMMISSION EXPIRES 03-08-21
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Foundation Title and Escrow Green Hills , 30 Burton Hills, Suite 210, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO(S).
Xiaowen Sarah Zhang	F&M Bank	108 12 0 006.00
(NAME) 3247 Trails End Ln.	(NAME) 50 Franklin Street	
(ADDRESS) Nashville, TN 37214	(ADDRESS) Clarksville, TN 37040	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of One Hundred Twenty-Three Thousand And No/100 Dollars ($123,000.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I/WE, **Dallas Hammett, a married man**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Xiaowen Sarah Zhang, an unmarried woman**, 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:

Being Lot No. 16-A, Zone Lot Division, Lots Nos. 12, 13, 15, 16, 17 and 18, Trailwood Subdivision, Section One, of record in Plat Book 6250, page 140, amending Plat Book 5210, page 351, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

Being the same property conveyed to Dallas Hammett, an unmarried person by Warranty Deed from Robert H. Braswell dated May 28, 2004 and recorded June 10, 2004 as Instrument No. 20040610-0068777, in said Register's Office for Davidson County, Tennessee.

THE HEREIN DESCRIBED PROPERTY IS NOT NOW NOR EVER HAS BEEN THE PRINCIPAL PLACE OF RESIDENCE OF THE GRANTOR HEREIN.

This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

File Number: GRN-172868SSO

BILL GARRETT, Davidson County
Trans:T20170046818 DEEDWARR
Recvd: 06/02/17 10:07 2 pgs
Fees:13.00 Taxes:455.10
20170602-0054947

unimproved ☐

This is improved ☒ property, known as 3247 Trails End Ln., Nashville, TN 37214

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, has 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 our hands this 31 day of May, 2017

Dallas Hammett

STATE OF TENNESSEE

COUNTY OF Williamson

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State aforesaid, the within-named Dallas Hammett, a married man, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 31st of May, 2017.

Notary Public

My Commission Expires:

(SEAL)

DEBORAH K. DEVINE
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
My Comm. Expires September 7, 2020

File Number: GRN-172868SSO