WARRANTY DEED

STATE OF Tennessee
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $420,000.00.

Affiant

File #2017-14

HILLARY TORRENCE STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

Subscribed and sworn to before me on June 9th, 2017.

Hillary Torrence
NOTARY PUBLIC
My Commission Expires: 12-05-2020

BILL GARRETT, Davidson County
Trans: T20170050277 DEEDWARR
Recvd: 06/13/17 09:48 3 pgs
Fees: 18.00 Taxes: 1554.00
20170613-0059084

THIS INSTRUMENT WAS PREPARED BY AND RETURN TO:
ASHWORTH LAW FIRM, PLLC
Robert C. Ashworth, Attorney at Law
237 2nd Avenue South
Franklin, TN 37064

NAME/ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP – PARCEL #:
Michael Wade Zollmann Sophia Anne Zollmann 1644 Boxwood Dr. Nashville, TN 37211	F3M Bank 50 Franklin Street Clarksville, TN 37040	172-03-0A-127.00 CO

FOR AND IN CONSIDERATION of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, **DERRICK L. DERRINGER, MELANIE B. DERRINGER, AND ASHLEY T. SULLIVAN**, hereinafter called **"GRANTORS,"** have bargained and sold, and by these presents do transfer and convey unto **MICHAEL WADE ZOLLMANN AND SOPHIA ANNE ZOLLMANN, HUSBAND AND WIFE**, hereinafter called **"GRANTEES,"** their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 60, as shown on the map entitled Final Plat of The Woodlands Subdivision, Phase 4, Section 1B, of record as Instrument No. 20070705-0080225, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to DERRICK L. DERRINGER, MELANIE B. DERRINGER, AND ASHLEY T. SULLIVAN, by deed from SUNNYBROOK INVESTMENT COMPANY, LLC, A TENNESSEE LIMITED LIABILITY COMPANY, of record in Instrument No. 20160428-0041399, dated April 26, 2016, said Register's Office.

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

1. The current year's property taxes have been prorated and paid or are assumed by Grantees; Subsequent taxes are assumed by the Grantees, including rollback taxes, if any.
2. Easements, setback lines, and all other matters as set forth on the above plan of record.
3. Any zoning, easements, covenants, conditions, restrictions, and other matters of record as may affect the premises.

This is Improved property known as 1644 Boxwood Dr., Nashville, TN 37211.

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 GRANTORS do covenant with the said GRANTEES that they 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 GRANTORS do further covenant and bind themselves, their 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 on June 9, 2017.

Grantor:

Derrick L. Derringer, by Melanie B. Derringer, His Attorney-in-Fact

Derrick L. Derringer, by Melanie B Derringer, His Attorney-in-Fact

Grantor:

Melanie B. Derringer

Melanie B. Derringer

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared Melanie B. Derringer, with whom I am personally acquainted (or proved to be on the basis of satisfactory evidence) and who upon her oath acknowledged to be the Attorney-in-Fact for Derrick L. Derringer, the within named bargainor, and that she as such Attorney-in-Fact, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of Derrick L. Derringer, the within named bargainor, by the said Melanie B. Derringer, as such Attorney-in-Fact.

Witness my hand, at office, this 9 day of June, 2017.

Notary Public

My commission expires: 3/23/2021

JULIA M. WOOD
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
My Comm. Expires March 23, 2021

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned authority, a Notary Public for said County and State, Melanie B. Derringer, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 9 day of June, 2017.

Notary Public

My commission expires: 3/23/2021

JULIA M. WOOD
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
My Comm. Expires March 23, 2021

WITNESS our hands on June 9, 2017.

Grantor:

Ashley T. Sullivan

STATE OF Kentucky
COUNTY OF Jefferson

Personally appeared before me, the undersigned authority, a Notary Public for said County and State, Ashley T. Sullivan, the within named bargainor, 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, at office, this 9 day of June, 2017.

Vanessa A. Wright
Notary Public

My commission expires: _____

Vanessa A. Wright
Notary Public, ID No. 519744
State at Large, Kentucky
My Commission Expires on Sept. 19, 2018