This document prepared by (and after recording return to):	
Name:	**William Davis, Attorney, P.C.**
Address:	**219 Ward Circle, Ste 6**
City, State, Zip:	**Brentwood, TN, 37027**
Phone:	**615-369-0039**
File Number:	**WWD-3247**

BILL GARRETT, Davidson County
Trans:T20170077329 DEEDWARR
Recvd: 09/05/17 10:24 2 pgs
Fees:13.00 Taxes:906.50
20170905-0090824

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WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS THAT:

FOR VALUABLE CONSIDERATION OF TEN DOLLARS ($10.00), and other good and valuable consideration, cash in hand paid, the receipt and sufficiency of which is hereby acknowledged, **Zackary O. Samples, married***, hereinafter referred to as "Grantor", has this day bargained and sold, and by these present does hereby transfer and convey unto **Eric J. Huemmer, Jr. and Michelle Huemmer, husband and wife, tenancy by the entirety**, hereinafter "Grantee", the following lands and property, together with all improvements located thereon, lying in the County of Davidson, State of Tennessee, to-wit:

Being Lot No. 24 on the plan of Highland View Subdivision, of record in Book 1424, page 39, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Zackary O. Samples by Quitclaim Deed from Zackary O. Samples, Tim Samples and Kim Samples, husband and wife, dated 12/28/2005 and filed for record on 01/12/2006 in Instrument Number 20060112-0004689, Register's Office for Davidson County, Tennessee.

This is improved property also known as 2109 Avalon Drive, Nashville, Tennessee, 37216.

Tax Parcel Identification Number: 07301014900

THIS CONVEYANCE IS SUBJECT to all encumbrances, easements, rights-of-way, restrictive covenants and other matters of public record as may affect the property, all matters of survey, taxes and assessments, and mineral reservations of record, if any but deleting any covenant, condition or restriction indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status or national origin to the extent such covenants, conditions or restrictions violate 42 USC 3604.

TO HAVE AND TO HOLD same unto Grantee, and unto Grantee's assigns forever, with all appurtenances thereunto belonging.

GRANTOR does for Grantor and Grantors' heirs, personal representatives, executors and assigns forever hereby covenant with GRANTEE that Grantor is lawfully seized in fee simple of said premises; that the premises are free from all encumbrances, unless otherwise noted above; that Grantor has a good right to sell and convey the same as aforesaid; and to forever warrant and defend the title to the lands against all claims whatsoever.

***Said property has never been the marital residence of the grantor herein.**

WITNESS Grantor's hand this the 31st day of August, 2017.

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: 17-VRES-17-2109

Zackary O. Samples

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Zackary O. Samples, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal this 31st day of August, 2017.

(SEAL)

ELIZABETH LEVSEN
STATE OF TENNESSEE NOTARY PUBLIC
CHEATHAM COUNTY
My Commission Expires 10-23-2019

NOTARY PUBLIC
My Commission Expires: ~~12/19/2020~~ 10/23/19

STATE OF TENNESSEE
COUNTY OF Davidson

I/we hereby swear or affirm that the actual consideration for this transfer or the value of the property transferred, whichever is greater, is **$245,000.00** which amount is equal to or greater than that which the property would command at a fair and voluntary sale.

Subscribed and sworn to before me this 31st day of August, 2017.

Affiant

(SEAL)

STEPHANIE DOME
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 07-05-2021

NOTARY PUBLIC
My Commission Expires:

Grantee(s) Name, Address:	Send Tax Statement To:
Eric J. Huemmer, Jr. and Michelle Huemmer	New Owner
2109 Avalon Drive	
Nashville, TN 37216	