39B

# WARRANTY DEED

Bill Garrett Davidson County
Batch# 4978 DEEDWARR
09/26/2017 01:32:36 PM 2 pgs
Fees: $13.00 Taxes: $1,279.83

20170926-0098531

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $345,900.00

AFFIANT

SUBSCRIBED AND SWORN TO ME ON THE 25TH DAY OF SEPTEMBER, 2017

NOTARY PUBLIC

MY COMMISSION EXPIRES 5/8/18

ANGELA V. BOSTON-WILLIAMSON NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

**THIS INSTRUMENT PREPARED BY**
Compass Land Title, LLC, 278 Franklin Road, Ste. 190, Brentwood, TN 37027
file # 17-3880B

| ADDRESS OF NEW OWNER | SEND TAX BILLS TO<br>If left blank please use the address of the new owner | MAP-PARCEL |
|---|---|---|
| Michael Myers | Farmington Mortgage | 072-06-1C-001.00-CO |
| 3210 Anderson Place | 2002 Richard Jones Rd #300A | |
| Nashville, TN 37216 | Nashville, TN 37215 | |

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

**MICHAEL MYERS, AN UNMARRIED MAN**

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 Unit No. 1 A of The Plan of 3204 Anderson PL - Lot 1 Townhomes, a Horizontal Property Regime with Private Elements (a Planned Unit Development), as Shown on Exhibit "A" of 3204 Anderson PL - Lot 1 Townhomes, of record in Instrument No. 20160406-0033122, Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate legal description

Being a portion of the same property conveyed to Dan Zumwalt by Warranty deed from Russell Herring of record in Instrument No. 20150311-0020916 Register's Office for Davidson County, Tennessee, dated March 5, 2015 and recorded on March 11, 2015.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

TAXES FOR THE YEAR 2017 AND SUBSEQUENT YEARS.

ANY AND ALL EXISTING EASEMENTS, RESTRICTIONS AND MATTERS SHOWN OF RECORD IN THE REGISTER'S OFFICE FOR DAVIDSON, TENNESSEE.

This is property known as 3210 Anderson Place, Nashville, TN 37216

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 25th day of September, 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 25th day of September, 2017.

Notary Public

My Commission Expires: 10/2/17

J. Carlton Drumwright
State of Tennessee Notary Public
Williamson County

**File #: 17-3880B**

**RECORD & RETURN TO:**

**COMPASS LAND TITLE, LLC**

**278 Franklin Road, Ste. 190**

**Brentwood, TN 37027**