WARRANTY DEED

Karen Johnson Davidson County
Batch# 190664 DEEDWARR
02/01/2019 09:38:11 AM 2 pgs
Fees: $13.00 Taxes: $643.43

20190201-0009714

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $175,900.00

AFFIANT

SUBSCRIBED AND SWORN TO ME ON THE 31ST DAY OF JANUARY, 2019.

NOTARY PUBLIC

MY COMMISSION EXPIRES 6.21.2

K NIXON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires

THIS INSTRUMENT PREPARED BY
Compass Land Title, LLC, 278 Franklin Road, Ste. 190, Brentwood, TN 37027
file # 19-5404B

ADDRESS OF NEW OWNER	SEND TAX BILLS TO If left blank, please use the address of the new owner	MAP-PARCEL
Leah Sherry	Highlands Residential	042 08 0 004.00
206 Nesbitt Lane	12081 N. Central Expressway Ste. 950	
Madison, TN 37115	Dallas, TX. 75243	

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,

DANIEL REED ZUMWALT, UNMARRIED

HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

LEAH SHERRY, A SINGLE WOMAN

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:

A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

LAND IN THE 11TH CIVIL DISTRICT OF SAID COUNTY, BEING PARTS OF LOTS NOS. 12 AND 13 ON THE MAP OF MADISON ANNEX SUBDIVISION OF RECORD IN BOOK 843, PAGE 32, REGISTER'S OFFICE FOR SAID COUNTY, BEING DESIGNATED AS LOTS NOS. 4 AND 8 ON AN UNRECORDED MAP OF RESUBDIVISION OF PARTS OF LOTS FOR W.E. NIX AND DESCRIBED ACCORDING TO A COPY OF A SURVEY THEREOF MADE BY JAMES A. HAMILTON, JR., SURVEYOR, APRIL 10, 1947, AS FOLLOWS:

BEGINNING AT A POINT IN THE SOUTH MARGIN OF AMQUI STREET AT AN IRON PIN 335 FEET, MORE OR LESS, WEST OF THE WESTERLY MARGIN OF THE L & N RAILROAD, BEING THE COMMON CORNER OF LOTS NOS. 7 AND 8; THENCE WITH THE LINE BETWEEN SAID LOTS AND THE LINE BETWEEN LOTS NO. 3 AND 4, SOUTHERLY 473.75 FEET TO AN IRON PIN IN THE NORTH MARGIN OF NESBITT LANE, SAID POINT BEING 260 FEET WEST OF THE WESTERLY MARGIN OF SAID RAILROAD RIGHT-OF-WAY; THENCE, WESTERLY, ALONG THE MARGIN OF SAID STREET, 70 FEET TO AN IRON PIN; THENCE NORTHERLY 474.4 FEET TO AN IRON PIN IN THE SOUTH MARGIN OF AMQUI STREET; THENCE WITH THE MARGIN OF THE SAME, EASTERLY 70 FEET TO THE BEGINNING.

Being only Tract I, a part of the same property conveyed to Daniel Reed Zumwalt by warranty deed from Carl Hill, Lawrence R. Hill, Archie Hill, James H. Hill, George R. Hill, Margaret Hill, Jewel Blankenship and Ivory Kelton of record in Instrument No. 20111121-0090912 Register's Office for Davidson County, Tennessee, dated 11/17/2011 and recorded on 11/21/2011.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

TAXES FOR THE YEAR 2019 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 206 Nesbitt Lane, Madison, TN 37115

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 31st day of January, 2019.

Daniel Reed Zumwalt

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Personally appeared before me, a Notary Public of said County and State, DANIEL REED 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 31st day of January, 2019.

Notary Public

My Commission Expires: _____

RUTH M. FORAN
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires 11-16-2019

File #: 19-5404B

RECORD & RETURN TO:

COMPASS LAND TITLE, LLC

278 Franklin Road, Ste. 190

Brentwood, TN 37027