WARRANTY DEED

SEAN HARRISON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 10-07-2019

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $147,000.00

AFFIANT

SUBSCRIBED AND SWORN TO ME ON THE 24TH DAY OF MAY, 2019.

NOTARY PUBLIC

MY COMMISSION EXPIRES 10/7/19

THIS INSTRUMENT PREPARED BY
Compass Land Title, LLC, 278 Franklin Road, Ste. 190, Brentwood, TN 37027
file # 19-5488B

ADDRESS OF NEW OWNER	SEND TAX BILLS TO **If left blank please use the address of the new owner**	MAP-PARCEL
Christopher M. Teeple	New Owner	043 11 0 10200
117 McArthur Drive		
Madison, TN 37115		

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

CHRISTOPHER M. TEEPLE, A SINGLE 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 PART OF LOT NO. 1 ON THE PLAN OF ANDERSON ESTATES, AS OF RECORD IN BOOK 1130, PAGE 37, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, BEING THE NORTHERLY 50 FEET OF LOT NO. 103 ON THE PLAN OF THE RE-SUBDIVISION OF LOTS NO. I AND 13 OF THE ANDERSON ESTATES, NOT OF RECORD, DESCRIBED AS FOLLOWS:

BEGINNING ON THE WESTERLY MARGIN OF MCARTHUR DRIVE, AT THE NORTHEAST CORNER OF THE PROPERTY CONVEYED TO FREDERICK H. BINKLEY AND WIFE, BY DEED FROM J.W. ANDERSON AND WIFE, OF RECORD IN BOOK 1261, PAGE 3, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE; THENCE WITH SAID DRIVE, NORTHWARDLY 50 FEET TO THE CORNER OF LOTS NO. 103 AND 104; THENCE WITH THE LINE BETWEEN SAID TWO LOTS WESTERLY 155 FEET; THENCE SOUTHWARDLY 50 FEET TO BINKLEY'S NORTHWEST CORNER; THENCE WITH HIS NORTHERLY LINE, EASTWARDLY 157-1/2 FEET, MORE OR LESS, TO THE BEGINNING.

Being the same property conveyed to Daniel Reed Zumwalt, unmarried by "cash" deed from Shaun Donovan, The Secretary of Housing and Urban Development of record in Instrument No. 20111103-0085673 Register's Office for Davidson County, Tennessee, dated November 1, 2011 and recorded on November 3, 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 117 McArthur Drive, Madison, TN 37115

Karen Johnson Davidson County
Batch# 235560 DEEDWARR
05/29/2019 08:26:30 AM 3 pgs
Fees: $18.00 Taxes: $543.90
20190529-0050410

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 24th day of May, 2019.

Daniel Reed Zumwalt by J. Attorney in Fact

Daniel Reed Zumwalt, by J. Carlton Drumwright

as Attorney-in-fact

Pursuant to Power of Attorney of record in Instrument No. 20190522-004866, Registers Office for Davidson County, Tennessee.

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Before me, the undersigned, a Notary Public in and for said County and State, personally appeared **J. Carlton Drumwright,** with whom I am personally acquainted (or who proved to me his identity on the basis of satisfactory evidence), and who, upon oath, acknowledged that he executed the within instrument on behalf of Daniel Reed Zumwalt, for the purposes therein contained, and who further proved to me that he is the Attorney in Fact for Daniel Reed Zumwalt, and is authorized by Daniel Reed Zumwalt, to execute this instrument on his behalf.

Witness my hand and official seal, this 24th day of May, 2019.

Notary Public

My Commission Expires: 12.03.19

S THOMPSON
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF ROBERTSON

File #: 19-5488B

RECORD & RETURN TO:

COMPASS LAND TITLE, LLC

278 Franklin Road, Ste. 190

Brentwood, TN 37027

CERTIFICATE OF AUTHENTICITY

I, Sean Huddleston, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated to law.

Sean Huddleston

State of Tennessee

County of Davidson

Personally appeared before me, Katrina Hoff, a notary public for this county and state, Sean Huddleston who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

KATRINA KAREN HOFF
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-08-2021

Notary's Signature

My commission expires: 03-08-2021

Notary's Seal: