Davidson County DEEDWARR
Recvd: 04/12/04 13:51 2pgs
Fees:13.00 Taxes:453.25
20040412-0040936

WARRANTY DEED



STATE OF TENNESSEE
COUNTY OF WILSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $122,500.00

Donald Ray Boner
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31ST DAY OF MARCH, 2004.

Tracey Truehour
Notary Public

MY COMMISSION EXPIRES: 1-23-06
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Cumberland Title Company
13018 Lebanon Road, Suite 100
Mt. Juliet, Tennessee 37122

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Donald Ray Boner	Same	75-14-0-40
(NAME)	(NAME)	
8119 Luree Lane		75-140-41
(ADDRESS)	(ADDRESS)	
Hermitage, TN 37076		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

Joel A. Conner and Sharon Conner McCrorey and husband Jay McCrorey ,

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Donald Ray Boner , unmarried

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **Davidson** COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Parcel 40
Being Lot No. 110 on the Plan of HERMITAGE ESTATES, as of record in Plat Book 3300, Pages 70 and 71, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

Being the same property conveyed to JAMES CONNER ESTATE by deed dated March 6, 1968 and recorded March 8, 1968 from JERRY J. WOOLET of record in Deed Book 4217, page 668, Register's Office for said County. **Continued on next page.** #20040412-0040935

Said Georgie Ann Conner having since deceased, James D. Conner sole surviving tenant by the entirety.

James D. Conner having since deceased, Joel A. Conner and Sharon Conner McCrorey heir at law pursuant to affidavit of heirship of record in Instrument Number X, Register's Office for Davidson County, Tennessee.

Sharon Conner McCrorey is joined in this conveyance by her husband Jay McCrorey to convey any interest he may have in said property.

This conveyance is subject to Restrictive Covenants of record in Deed Book 3403, page 556, Register's Office for said County.

This conveyance is subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easement of record, (3) all subdivision / condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☒ property, known as 8119 Luree Lane, Hermitage, TN 37076

(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 we do covenant with 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 is 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/our hand(s) this 31st day of March, 2004.

Joel A. Conner

Sharon Conner McCrorey

STATE of Tennessee
COUNTY of Wilson

Personally appeared before me; the undersigned, a Notary Public in and for said County and State, the within named Joel A. Conner and Sharon Conner McCrorey and Jay McCrorey the bargainor__, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledge that they executed the within instrument for the purposes therein contained.

Witness my hand and Official seal this 3/31/2004

My Commission Expires: 1-23-06

Notary Public

WILSON COUNTY, TENN. TRACEY TRUMPHOUR NOTARY PUBLIC AT LARGE

File Number2403365
RETURN TO:
Cumberland Title Company
13018 Lebanon Road, Suite 100
Mt. Juliet, Tennessee 37122

Continuation of Legal

Parcel 41

Being RESERVED PARCEL "K" on the Plan of HERMITAGE ESTATES, Section IV, as of record in Plat Book 3700, Page 148, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

Being the same property conveyed to JAMES D. CONNER AND WIFE, GEORGIE C. CONNER by deed DATED DECEMBER 10, 1973 AND FILED FOR RECORD ON JANUARY 21, 1974 from ROBERT E. BAKER, TRUSTEE of record in Deed Book 4777, page 254, Register's Office for said County.