WARRANTY DEED

Davidson County DEEDWARR
Recvd: 06/23/06 10:31 2 pgs
Fees:13.00 Taxes:333.00

20060623-0075041

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $99,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 22ND DAY OF JUNE, 2006.

Notary Public

MY COMMISSION EXPIRES: November 25, 2006

(AFFIX SEAL)

MARK A. ELLMORE JR. STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Mark A. Ellmore, Attorney at Law, 1821 Old Murfreesboro Pike, Nashville, TN 37217

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Maggiedean G Arthur	SAME	75-8-194
(NAME)	(NAME)	
805 Luxemburg Drive		
(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,

Carol A Conatser, a widow,

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

Maggiedean G Arthur, ½ interest, and Patricia A. Arthur, ¼ interest, and Carol A. Conatser, ¼ interest, as tenants in common; a right of survivorship exists from Maggiedean G. Arthur's ½ to her daughters, Carol A. Conatser (¼ interest) and Patricia A. Arthur (¼ interest)

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:

BEING Lot No. 160 on the Plan of Section 3, Highlands of Tulip Grove, of record in Plat Book 4675, page 140, Register's Office, Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

BEING the same property conveyed to Jack R. Conatser et ux Carol A. Conatser by Warranty Deed from Frederick A. Enters et ux Drenda K. Enters of record in Book 5218, Page 323, Register's Office for Davidson County, Tennessee. Jack R. Conatser predeceased Carol A. Conatser on 12-6-03 as evidenced by a Certificate of Death of record with the Office of Vital Records for the State of Tennessee, leaving Carol A. Conatser as the sole surviving tenant by the entirety.

This conveyance is subject to any and all restrictions, easements and building setback lines of record.

unimproved ☐
This is improved ☒ property, known as 805 Luxemburg Drive, 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 hand this 22nd day of June, 2006.

Carol A. Conatser
Carol A Conatser

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the said County and State, the within named Carol A Conatser, a widow, the bargainor, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee this 22nd day of June, 2006.

Commission expires: November 25, 2006

Mark A. Ellmore, Jr Notary Public

