WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$922,500.00**

Lewis H. Conner Jr.
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31ST DAY OF MARCH, 2008.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

SHANNON PHILBIN NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

My Commission Expires JULY 5, 2011

THIS INSTRUMENT WAS PREPARED BY
MICHAEL J. PHILBIN, P.C., 2021 Richard Jones Road, Suite 220, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Lewis H. Conner Jr. **Ashley W. Conner**	**SAME**	**117-13-B-128CO**
(NAME) **101 Abbottsford**	(NAME)	
(ADDRESS) **Nashville, TN 37215**	(ADDRESS)	
(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, **Adam J. Liff, Trustee of the Adam J. Liff Living Trust u/d/a September 14, 2004**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Lewis H. Conner Jr. and wife, Ashley W. Conner**, 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:

LAND in Davidson County, Tennessee, being Lot No. 1 on the Final Plat, Resubdivision of Lots 100 and 101, Phase One-Abbottsford P.U.D. of record as Instrument No. 20011003-0107282, in the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more particular description.

Being the same property conveyed to Adam J. Liff, Trustee of The Adam J. Liff Living Trust by deed from Adam J. Liff of record in Instrument No. 20050303-0023883 Register's Office for Davidson County, Tennessee

This conveyance is subject to:
Restrictive Covenants of Record in Book 6478, page 177; Book 6537, page 303; Book 8106, page 1; Book 10458, page 810 and Instrument No. 20010330-0030930;
By-Laws of Record in Book 8106, page 22; Book 8627, page 254 and Book 9381, page 876;
The Plan of Record in Instrument No. 20011003-0107282

unimproved ☐

This is improved ☒ property, known as **101 Abbottsford, Nashville, TN 37215**

(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 31st day of March, 2008.

Adam J. Liff, Trustee of the Adam J. Liff Living Trust
u/d/a September 14, 2004

By: , Trustee
Adam J. Liff, Trustee

Davidson County DEEDWARR
Recvd: 04/01/08 10:59 2 pg
Fees:13.00 Taxes:3413.25

20080401-0032476

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Adam J. Liff, Trustee of The Adam J. Liff Living Trust dated u/a/d September 14, 2004, the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument in his capacity as Trustee of the aforesaid Trust for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee this 31ST DAY OF MARCH, 2008.

Commission expires: 7/05/2011

Shannon Philbin Notary Public

