(2)

BILL GARRETT, Davidson County
Trans: T20090061734 DEEDWARR
Recvd: 09/09/09 09:45 2 pgs
Fees: 13.00 Taxes: 1535.50
20090909-0084335

DAVIDSON COUNTY GEORGETTE R. KENNEDY NOTARY PUBLIC STATE OF TENNESSEE

WARRANTY DEED	STATE OF TENNESSEE COUNTY OF Williamson THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $415,000.00 Affiant SUBSCRIBED AND SWORN TO BEFORE ME THIS 31ST DAY OF AUGUST, 2009. Notary Public MY COMMISSION EXPIRES: 05-06-13 (AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Foundation Title & Escrow, LLC, 100 Bluegrass Commons Boulevard, Suite 2110, Hendersonville, TN 37075

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Jeremy VanderWeele and Robin VanderWeele	SunTrust Mortgage, Inc.	10411026600
(NAME) 2619 Essex Place	(NAME) 401 Commerce St. Ste.6100	
(ADDRESS) Nashville, TN 37212	(ADDRESS) Nashville, TN 37212	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in 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, I/WE, **Jeremy Conlin and Janet Conlin**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Jeremy VanderWeele and Robin VanderWeele**, 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 126, BRANFORD REALTY COMPANY'S SUBDIVISION OF THE EDGAR JONES HOME PLACE, as shown on plat of record in Plat Book 421, Page 7, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed by Quitclaim Deed from Michael D. Sontag to Jeremy Andrew Conlin and wife, Janet G. Conlin, as equal tenants in common as recorded on the 19th day of November, 2007 in Instrument No. 20071119-0134867 and Warranty Deed from Elizabeth Jane Morris Ballard and husband Robert F. Ballard to Jeremy Andrew Conlin and wife, Janet G. Conlin as recorded on the 17th day of June, 1976 in Book 5036, Page 502, in the Register's Office of Davidson County, Tennessee.

This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

unimproved ☐
This is improved ☒ property, known as 2619 Essex Place, Nashville, TN 37212

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, has 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 our hands this 31st day of August, 2009.

Jeremy Andrew Conlin by Linda Van Auken his attorney in fact

Jeremy Andrew Conlin by Linda Van Auken his attorney in fact

Janet G. Conlin by Linda Van Auken her attorney in fact

Janet G. Conlin by Linda Van Auken her attorney in fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this the 31st day of August, 2009, before me personally appeared Linda Van Auken, known to me, or proved on the basis of satisfactory evidence, to be the person who executed the foregoing instrument on behalf of Jeremy Andrew Conlin, and who acknowledged that she executed the same as the free act and deed of the said Jeremy Andrew Conlin, by virtue of a Power of Attorney, duly executed by the said, and appearing of record in Book *_____, page _____, said Register's Office.

Witness my hand and official seal this 31st day of August 2009.

Kelly Ann Callaghan
NOTARY

My Commission Expires: 7/3/12

KELLY ANN CALLAGHAN STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this the 31st day of August, 2009, before me personally appeared Linda Van Auken, known to me, or proved on the basis of satisfactory evidence, to be the person who executed the foregoing instrument on behalf of Janet G. Conlin, and who acknowledged that she executed the same as the free act and deed of the said Janet G. Conlin, by virtue of a Power of Attorney, duly executed by the said, and appearing of record in Book *_____, page _____, said Register's Office.

Witness my hand and official seal this 31st day of August 2009.

Kelly Ann Callaghan
NOTARY

My Commission Expires: 7/3/12

KELLY ANN CALLAGHAN STATE OF TENNESSEE NOTARY PUBLIC

*20090909-0084334