Davidson County DEEDWARR
Recvd: 10/14/11 08:21 4 pgs
Fees:23.00 Taxes:259.00
20111014-0079924

This instrument prepared by:
Thomas N. Jones, Attorney
339 Main Street
Franklin, TN 37064

NEW OWNER:	SEND TAX BILL TO:	MAP & PARCEL:
Jeremy D. Pewitt & Mica N. Pewitt 5001 Evanston Way Thompsons Station, TN 37174	same	094-02-0-107.00

WARRANTY DEED

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, **Ethel Conner**, unmarried, hereinafter called the Grantor, have bargained and sold and by these presents do transfer and convey unto **Jeremy D. Pewitt and wife, Mica N. Pewitt**, hereinafter called the Grantees, their heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to-wit:

> Land in Davidson County, Tennessee, being the easterly 42 ½ feet of Lot No. 234 on the Plan of Edgefield Land Company's First Subdivision, as of record in Book 57, page 130, Register's Office for Davidson County, Tennessee.
>
> Said part of Lot No. 234 fronts 42 ½ feet on the southerly side of Long Avenue, and runs back between parallel lines 150 feet to an alley.
>
> Being the same property conveyed to William O. Conner and wife, Ethel Conner, for the specific purpose of creating an estate by the entirety, by deed from Ethel Burnett dated October 9, 1987, of record in Book 7376, page 867, Register's Office for Davidson County, Tennessee. Also being the same property conveyed to Ethel Burnett by deed from Jimmie Lois Davis of record in Book 4617, page 40, Register's Office for Davidson County, Tennessee. William O. Conner is deceased.

Subject to the following restrictions and conditions:

1. County property taxes for 2011 are a lien, now due and payable. Said taxes are being prorated and collected at closing.

2. All matters appearing on the plan of record in Plat Book 57, page 130, said Register's Office.
3. Any and all visible easements on and across subject property.
4. Subject to any and all building and zoning regulations of City, County and State.

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 I COVENANT with the said Grantees that I am lawfully seized and possessed of said land in fee simple and have a good right to convey it and the same is unencumbered, unless otherwise herein set out;

AND I FURTHER covenant and bind myself, my 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.

This improved property is known as: 1806 Long Avenue, Nashville, TN 37206.

WITNESS MY HAND this 13th day of October, 2011, in Lewisburg, Tennessee.

Ethel Conner
ETHEL CONNER

STATE OF TENNESSEE
COUNTY OF Marshall

Personally appeared before me, the undersigned, Notary Public of said County and State, Ethel Conner, 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, at Lewisburg Tennessee, this 13th day of October, 2011.

Vicki Hay
NOTARY PUBLIC

My Commission Expires: 3/5/2013

STATE OF TENNESSEE NOTARY PUBLIC

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater for this transfer is $70,000.00.

AFFIANT

Sworn to and subscribed to me, the undersigned, this 13th day of October, 2011, in Franklin, Tennessee.

NOTARY PUBLIC

My Commission Expires: 10/20/2013

MICHELLE W. LOCKE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

I, Thomas N. Jones, 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 according to law.

THOMAS N. JONES

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, Michelle W. Locke, a notary public for this county and state, Thomas N. Jones, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

NOTARY PUBLIC

My Commission Expires: 10/20/2013

