WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20120042789 DEEDWARR
Recvd: 06/11/12 10:29 2 pgs
Fees:13.00 Taxes:399.60
20120611-0050704

Kasey Kelchner
State of Tennessee
Notary Public
My Comm. Exp. 1/21/2013
Rutherford County

STATE OF TENNESEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $108,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 1ST DAY OF JUNE, 2012.

Notary Public

MY COMMISSION EXPIRES: .
(AFFIX SEAL)

Box 13
#16992

THIS INSTRUMENT WAS PREPARED BY
Advantage Title and Escrow, 3354 Perimeter Hill Dr. Ste. 142
Nashville, Tennessee 37211

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Let Ja Ngam	Mortgage Investors Group	148-10-111
(NAME)	(NAME)	
360 Willard Drive	8320 East Walker Springs Lane	
(ADDRESS)	(ADDRESS)	
Nashville, Tennessee 37211	Knoxville, TN 37923	
(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, John W. Connor and Sue E. Shepard and Nancy J. Stilts, and Nona M. Connor (F.K.A. Nonia M. Atherton), HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Let Ja Ngam, married, 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. 171 on the Plan of Haywood Acres, Section III, as of record in Book 2900, Page 81, Register's Office for said County.

Said Lot No. 171 fronts 97 feet on the easterly side of Willard Drive and runs back 327.8 feet on the northerly line an 394.7 feet on the southerly line to a dead line in the rear on which it measures 147.9 feet.

Being the same property conveyed to John W. Connor, Sue E. Shepard, Nonia M. Atherton and Nancy J. Stilts, as tenants in common, reserving a life estate in Anne W. Connor, by deed of record in Book 6476, Page 824 and re-recorded in Book 7705, page 796, Register's Office for Davidson County, Tennessee. Anne W. Connor having since died. Nonia M. Atherton now known as Nona M. Connor.

This instrument is executed on behalf of Nona M. Connor by John W. Connor asher Attorney In Fact pursuant to recorded Power of Attorney of record in Instrument No. 201206110050703, in the Register's Office for Davidson County, Tennessee.

This instrument is executed on behalf of Sue E. Shepard by John W. Connor as her Attorney In Fact pursuant to recorded Power of Attorney of record in Instrument No. 201206110050702, in the Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all existing restrictions and easements of record.

This property is not a marital residence of the Grantors and as such is not subject to any homestead, dower or other marital interest as contemplated by T.C.A. 260-2-307 or other similar statute.

unimproved ☐

This is improved ☒ property, known as 360 Willard Drive, Nashville, TN 37211

(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 our hands this 1st day of June, 2012.

Nancy J. Stilts

Nancy J. Stilts

Nona M. Connor by John W. Connor, her attorney in fact

John W. Connor

John W. Connor

Sue E. Shepard by John W. Connor, her attorney in fact

STATE OF TENNESEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named John W. Connor and Nancy J. Stilts with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purpose therein contained.

STATE OF TENNESEE

COUNTY OF DAVIDSON

Witness my hand and official seal at Nashville, Tennessee this 1st day of June, 2012.

Commission expires:

Notary Public

Kasey Kelchner State of Tennessee Notary Public My Comm. Exp. 1/21/2013 Rutherford County

AND

On this the 1st day of June, 2012, before me personally appeared John W. Connor, the person who executed the foregoing instrument on behalf of Nona M. Connor and who acknowledged that he executed the same as the free act and deed of the said Nona M. Connor, through Power of Attorney granted he by the said Nona M. Connor.

Witness my hand and official seal at Nashville, Tennessee this 1st day of June, 2012.

Commission expires:

Notary Public

Kasey Kelchner State of Tennessee Notary Public My Comm. Exp. 1/21/2013 Rutherford County

AND

STATE OF TENNESEE

COUNTY OF DAVIDSON

On this the 1st day of June, 2012,, before me personally appeared John W. Connor, the person who executed the foregoing instrument on behalf of Sue E. Shepard and who acknowledged that he executed the same as the free act and deed of the said Sue E. Shepard, through Power of Attorney granted he by the said Sue E. Shepard.

Witness my hand and official seal at Nashville, Tennessee this 1st day of June, 2012.

Commission expires:

Notary Public

Kasey Kelchner State of Tennessee Notary Public My Comm. Exp. 1/21/2013 Rutherford County