Return to: Bridgehouse Title

(2)

WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20120047378 DEEDWARR
Recvd: 06/27/12 12:43 3 pgs
Fees:18.00 Taxes:2294.00

20120627-0056371

MELANIE D. DURARD, NOTARY PUBLIC, STATE OF TENNESSEE, WILLIAMSON COUNTY, TN
My Commission Expires: January 19, 2014

STATE OF Tennessee
COUNTY OF Williamson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $620,000.00

Coreen Newcomb
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 21st day of June, 2012.

Notary Public

MY COMMISSION EXPIRES: 1-19-14

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Sidwell, Barrett & Welch, P.C.
Stewart Title Company Tennessee Division, 390 Mallory Station Road, Suite 107, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
6117 Hickory Valley Road Partnership, a Tennessee general partnership	6117 Hickory Valley Road Partnership, a Tennessee general partnership	116010A02000CO
(NAME)	(NAME)	
312 Allen Place	312 Allen Place	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37205	Nashville, TN 37205	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of ten dollars, cash in hand paid by the hereinafter named GRANTEE(S), and other good and valuable considerations, the receipt of which is hereby acknowledged, we, **Joseph Donald Connell and Paula Bright-Connell, husband and wife, and Melinda Davis (formerly known as Melinda D. Connell)** , hereinafter called the GRANTOR(S), have bargained and sold, and by these presents do transfer and convey unto **6117 Hickory Valley Road Partnership, a Tennessee general partnership**, hereinafter called the GRANTEE(S), their heirs and/or 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. 20 on the Plan of Dunham Springs, as of record in Plat Book 6250, page 936, Register's Office for said County, to which plan reference is made for a more complete description.

Being the same property conveyed to Joseph Donald Connell and wife, Melinda D. Connell by Deed from Mark H. Harrison and wife, Celeste Reed Harrison, dated 12/06/1993 and filed for record on 12/08/1993 in Book 9180, Page 15, Register's Office for Davidson County, Tennessee.

Subject to all matters as set forth per Plat Book 2133, Page 90, Plat Book 6250, Page 936; Restriction Amendment removing Lot 20 from the Declaration and HOA of record in Instrument 200807070069889; Deed of Conveyance of record in Book 7593, Page 527; Deed of Conveyance of record in Book 7593, Page 590; Quitclaim Deed to The Homeowner's Association of record in Book 7008, Page 977, Register's Office for Davidson County, Tennessee.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), their heirs and/or assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), their heirs and/or 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 19 day of June, 2012.

MELINDA DAVIS

JOSEPH DONALD CONNELL by
PAULA BRIGHT-CONNELL, Attorney-in-Fact

PAULA BRIGHT-CONNELL

State of ~~Tennessee~~ Kentucky
County of McCracken

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Melinda Davis**, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the person(s) described herein, and who acknowledge that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and Official seal this 19th day of June 2012.

Notary Public
My Commission Expires:

TABBIE A. THREADGILL
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY, TN.
My Commission Expires

State of ~~Tennessee~~ Kentucky
County of McCracken

On this 19 day of June, 2012, before me, the undersigned Notary Public in and for the County and State aforesaid, personally appeared **Paula Bright-Connell**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she is the attorney-in-fact of **Joseph Donald Connell**, and is authorized by him, and does hereby acknowledge the execution of this instrument on his/her behalf, by virtue of an instrument of record in Book *, Page _____, Register's Office of Davidson County, Tennessee.

*20120627-0056370

Witness my hand and Official seal this 19 day of June, 2012.

Notary Public
My Commission Expires: 03/16/2015

MELISSA C. SNEDEN
NOTARY PUBLIC
STATE AT LARGE

State of Kentucky
County of McCracken

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Paula Bright Connell**, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the person(s) described herein, and who acknowledge that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and Official seal this 19 day of June, 2012.

Notary Public
My Commission Expires: 03/16/2015

MELISSA BROWN NOTARY PUBLIC STATE AT LARGE KY

RETURN TO:
Stewart Title Company Tennessee Division
390 Mallory Station Road, Suite 107
Franklin, TN 37067