RECORD AND RETURN TO:
Limestone Title and Escrow, LLC
5409 Maryland Way, Suite 130
Brentwood, Tennessee 37027

RETURN TO
Stewart Title Company
1630 NW Broad St., Suite 100
Murfreesboro, TN 37129
File # 01288-9099

WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20120055377 DEEDWARR
Recvd: 07/27/12 12:06 3 pgs
Fees:18.00 Taxes:895.40
20120727-0066415

DEBBIE A. TREADWAY
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $242,000.00.

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29th day of June, 2012.

NOTARY PUBLIC

My commission expires: 4/23/2013

THIS INSTRUMENT PREPARERD BY:
Limestone Title and Escrow, LLC, 5409 Maryland Way, Suite 130, Brentwood, TN 37027

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Richard M. Conner and Kori A. Conner 800 Manassas Ct Brentwood, TN 37027	SunTrust Mortgage, Inc. 1001 Semmes Ave Richmond, VA 23224	171-030A-068.00

FOR AND IN CONSIDERATION of the sum of Two Hundred Forty Two Thousand and 00/100 Dollars ($242,000.00), and other good and valuable consideration, cash in hand paid by the hereinafter named Grantee, the receipt of which is hereby acknowledged; the undersigned, **GEORGE STICKNEY JR., a married man,** hereinafter called the Grantor, has bargained and sold and by these presents does hereby transfer and convey unto, **RICHARD M. CONNER AND KORI A. CONNER, husband and wife** hereinafter called the Grantees, their heirs and assigns forever, that certain parcel of real estate situated in Davidson County, Tennessee, and being further described as follows, to-wit:

Land in Davidson County, TN, being Lot No. 159 on the Plan of Section Two, Fredericksburg, of record in Plat Book 7900, page 509, and Amended in Book 7900, page 640, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to George Stickney, Jr. and wife, Cristy L. Stickney, by Warranty Deed from Radnor Homes, Inc., dated 11/30/1994, recorded 12/2/1994, of record in Book 9536, page 645, in the Register's Office for Davidson County, Tennessee. The said Cristy L. Stickney having since deceased on February 29, 2004, the property became vested in George Stickney, Jr. as surviving tenant by the entirety.

This is improved property more commonly known as 800 Manassas Court, Brentwood, TN 37027.

This conveyance is made subject to all matters as shown of record in the Register's Office for Davidson County, Tennessee; and to the zoning and subdivision regulations of the appropriate governmental body.

TO HAVE AND TO HOLD said real estate, together with all of the appurtenances, estate and title thereunto belonging, unto the said Grantees, their heirs and assigns, forever.

The undersigned covenant with the said Grantees that he is lawfully seized and possessed of said real estate; that he have a good right to convey the same; and that it is unencumbered except by lien of the 2012 property taxes, which taxes are being prorated between the parties, and the payment thereof will be the responsibility of the Grantees.

The undersigned further covenants and binds himself, his heirs and assigns, forever to warrant and defend the title to said real estate unto the said Grantees, their heirs and assigns, against the lawful claims of all persons, whomsoever.

Judy Stickney, wife of the aforesaid George Stickney, Jr., does hereby join in this conveyance for the purpose of relinquishing any and all rights, title and interest, marital or otherwise, that she may have in said property as the wife of the aforesaid George Stickney, Jr.

WITNESS MY/OUR HANDS, this the 29 day of June, 2012.

GEORGE STICKNEY, JR.

STATE OF TENNESSEE
COUNTY OF Williamson

Personally appeared before me, a Notary Public, George Stickney Jr., 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 for the purposes therein contained.

WITNESS my hand and seal, this the 29 day of June, 2012.

Notary Public

David P. Webber
Printed Notary Name

My commission expires: 9/29/14

DAVID P. WEBBER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
My Comm. Expires 9-29-2014

JUDY STICKNEY

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, a Notary Public, Judy Stickney, 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 for the purposes therein contained.

WITNESS my hand and seal, this the 29th day of June, 2012.

Notary Public

Rhonda G. Norman
Printed Notary Name

My commission expires: My Commission Expires November 3, 2015

RHONDA G. NORMAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY