WARRANTY DEED

BILL GARRETT, Davidson County
Trans: T20120070503 DEEDWARR
Recvd: 09/19/12 09:21 2 pgs
Fees: 13.00 Taxes: 539.83

20120919-0084962

STATE OF TENNESSEE
COUNTY OF Wilson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $145,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 14th day of **September, 2012**

Notary Public

MY COMMISSION EXPIRES: 3/15/15
(AFFIX SEAL)

STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

+Return To:

THIS INSTRUMENT WAS PREPARED BY
Foundation Title & Escrow Series, LLC, 2672 North Mount Juliet Road, Suite C, Mount Juliet, TN 37122

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Jodi L. Sheffield	Fidelity Bank D/B/A Fidelity Bank Mortgage	108040A03100CO
(NAME)	(NAME)	
2828 Blackwood Drive	3 Corporate Square, Suite 700	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37214	Atlanta, GA, 30329	
(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, **Vincent J. Connor and Sarah A. Connor, husband and wife**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Jodi L. Sheffield, an unmarried person**, 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 No. 81 on the plan of Section Two, Villages of Larchwood, of record in Plat Book 7900, page 326, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

Being the same property conveyed to Sarah A. Connor and husband, Vincent J. Connor, by deed from Sarah Ebelhar dated September 16, 2011 of record in Instrument No. 20110922-0073428, Register's Office of Davidson County, Tennessee. Previously being the same property conveyed to Sarah Ebelhar by deed from Joyce M. Ring, dated July 30, 2008 of record in Instrument No. 20080806-0081150, 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 2828 Blackwood Drive, Nashville, TN 37214

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 **14th** day of **September, 2012**

Vincent J. Connor

Sarah A. Connor

STATE OF TENNESSEE
COUNTY OF Wilson

Personally appeared before me, the undersigned authority, **Vincent J. Connor and Sarah A. Connor**, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledge that she/he/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this **14th** day of **September, 2012**

Notary Public

My commission expires: 3/15/15

DEBRA PAULSSON
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY