BILL GARRETT, Davidson County
Trans:T20130023952 DEEDWARR
Recvd: 03/25/13 10:01 2 pgs
Fees:13.00 Taxes:491.73
20130325-0028984

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is 132,900.00

Affiant

Subscribed and sworn to before me, this 21st day of March, 2013.

Notary Public

My commission expires: 3/8/15

BRENDA R. LEHMAN NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
SIGNATURETITLE SERVICES, LLC
2070 LEBANON ROAD
LEBANON, TN 37087

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
BRIAN MARCUS WILSON	Sun West Mortgage Company	**07412005100**
419 BONNAWOOD DRIVE	18303 Gridley Road	
HERMITAGE, TN 37076	Cerritos, CA 90703	

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 ACKNOWLEDGE, WE,

LANCE CONN and SPOUSE, DEBRA CONN

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

BRIAN MARCUS WILSON

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, TN, BEING Lot No. 620, on the Flan of Section Six, Heritage Hills, of record in Book 3300, page 10, Register's Office for Davidson County, TN, to which plan reference is hereby made for a complete description thereof.

BEING THE SAME PROPERTY CONVEYED TO LANCE CONN AND SPOUSE, DEBRA CONN BY WARRANTY DEED FROM RAYMOND L HINES AND SPOUSE, MINCY J HINES DATED 05/31/11 AND RECORDED ON 06/06/11 IN INSTRUMENT NO. 20110606-0043234, SAID REGISTER'S OFFICE.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

All easements, restrictive covenants and conditions, and other matters of record, including items set out on any applicable plat of record.

This is improved (_X_) unimproved (_____) property known as 419 BONNAWOOD DRIVE, HERMITAGE, TN 37076.

LC DC

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 in 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 my/our hand(s) this 21st day of March, 2013.

Lance Conn
LANCE CONN

Debra Conn
DEBRA CONN

STATE OF TENNESSEE
COUNTY OF ~~DAVIDSON~~ Sumner
(CA)

Personally appeared before me, a Notary Public of said County and State, LANCE CONN and DEBRA CONN, the within named Grantors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 21st day of March, 2013.

Cheryl Rodgers
Notary Public

My Commission Expires: 1-5-16

CHERYL M. RODGERS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD