File Box 8

BILL GARRETT, Davidson County
Trans:T20130037206 DEEDWARR
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Fees:13.00 Taxes:1191.40
20130503-0045064

WARRANTY DEED	STATE OF TENNESSEE COUNTY OF Davidson THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $322,000.00 Affiant SUBSCRIBED AND SWORN TO BEFORE ME THIS 1st day of May, 2013 Notary Public MY COMMISSION EXPIRES: (AFFIX SEAL)

CHRISTY W. IVEY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY
MY COMMISSION EXPIRES: March 3, 2015

THIS INSTRUMENT WAS PREPARED BY
Foundation Title & Escrow Series, LLC, 30 Burton Hills Blvd, Suite 400, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Heidi Jean Allsmiller	Bancorpsouth Bank	155 16 0A 366.00CO
(NAME)	(NAME)	
6557 Buttercup Drive	6363 Poplar Ave. Ste 221	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37211	Memphis, TN 38119	
(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, **Matthew A. Conrad and Heather A. Conrad, husband and wife**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Heidi Jean Allsmiller**, 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. 366 on the Plan of Traceside, Section 11, of record in Plat Book 11700, pages 59 through 61, and Instrument No. 20000922-0094253, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Matthew A. Conrad and Heather A. Conrad by deed from Jeffery L. Latondress and wife, Donna F. Latondress dated January 3, 2006 of record in Instrument No. 200601030000704, 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 6557 Buttercup Drive, Nashville, TN 37211

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 1st day of May, 2013

Matthew A. Conrad

Heather A. Conrad

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned authority, **Matthew A. Conrad and Heather A. Conrad, husband and wife**, 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 **1st** day of **May, 2013**

Notary Public

My commission expires: _____

KAREN L. TRUSTY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 08-23-2016