RETURN TO

Greenvue Title & Escrow, LLC
2207 Crestmoor Road, Suite 101
Nashville, Tennessee 37215

Prepared by:
Realty Title & Escrow Company, Inc.
5111 Maryland Way, Suite 101
Brentwood, TN 37027

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
The actual consideration or value, whichever is greater, for this transfer is $515,000.00

Affiant

Subscribed and sworn to before me, this 12th day of July, 2013.

Notary Public
My commission expires: June 21, 2016

BILL GARRETT, Davidson County
Trans:T20130060829 DEEDWARR
Recvd: 07/17/13 10:58 2 pgs
Fees:13.00 Taxes:1905.50
20130717-0073832

TONYA BURRUS STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DICKSON

02-1305-48484

Address of New Owner:	Send Tax Bills to:	Tax Information
Pablo J. Viteri	Franklin Synergy Bank	172-10-0-B-155.00-CO
6312 Palomar Ct.	3301 Aspen Grove Dr. Ste 200	
Nashville TN 37211	Franklin, TN 37067	

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, C. Don McConnell and Marion McConnell fka Marion Boylan, joint tenants with right of survivorship, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to Pablo J. Viteri and wife, Ruth E. Viteri, hereinafter called the Grantees, their successors 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. 47, on the Plan of Christiansted Valley, Phase Three, a Planned Unit Development of record in Instrument No. 20060316-0030458, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to C. Don McConnell and Marion Boylan, joint tenants with right of survivorship by Special Warranty Deed from Turnberry Homes, LLC, a Tennessee limited liability company, dated September 18, 2007, recorded September 20, 2007, of record in Instrument No. 20070920-0112548, Register's Office for Davidson County, Tennessee. Marion Boylan is now known as Marion McConnell having married C. Don McConnell.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is improved property known as 6312 Palomar Ct., 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, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to 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 hand this 12th day of July, 2013.

C. Don McConnell

Marion McConnell

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, C. Don McConnell and Marion McConnell, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand in Brentwood, TN, this 12th day of July, 2013.

Notary Public
State of Tennessee at Large

My Commission expires
1/19/14

