File Box 8

BILL GARRETT, Davidson County
Trans: T20130061408 DEEDWARR
Recvd: 07/18/13 14:15 2 pgs
Fees: 13.00 Taxes: 656.38
20130718-0074527

Prepared By & Return To:
Clarity Title, LLC
100 Hazel Path, Suite C
Hendersonville, TN 37075
13-6013

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $177,400.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 16th DAY OF July, 2013.

Notary Public

Commission Expiration:

DIANE K. MANN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 01-24-2017

ADDRESS OF NEW OWNER:
Eric Conn
1302 Plymouth Avenue
Nashville, Tennessee 37216

SEND TAX BILLS TO:
Farmington Financial
2002 Richard Jones Rd Ste 300A
Nashville TN 37215

MAP-PARCEL:
06112010500

WARRANTY DEED

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

Melissa A. Portell and Matthew P. Portell, husband and wife

HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Eric Conn

HEREINAFTER CALLED THE GRANTEE, HIS HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **DAVIDSON** COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Being the west 50 ft. of Lot No. 14, on the Plan of Re-Subdivision of certain lots in Eastdale Place of record in Book 974, page 22, Register's Office for Davidson County, Tennessee, described as follows:

Said part of said lot fronts 50 ft. on the southerly side of Plymouth Avenue and run back between parallel lines 200 ft. to a dead line.

Being the same property conveyed to Melissa A. Portell and Matthew P. Portell, husband and wife, on 11/19/2010 by deed from Melissa A. Portell and Matthew P. Portell, filed for record on 11/29/2010 in Instrument No. 20101129-0094747, in the Register's Office for Davidson County Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

This is improved property known as 1302 Plymouth Avenue, Nashville, Tennessee 37216.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE, his heirs and assigns forever; and we do covenant with the said GRANTEE that we are lawfully seized 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; 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 GRANTEE, his 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 16 day of July, 2013.

Melissa A Portell

Melissa A. Portell

Matthew P. Portell

STATE OF TN
COUNTY OF SUMNER

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Melissa A. Portell and Matthew P. Portell,** 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 and official seal at Hendersonville, Tennessee this 16th day of July, 2013.

Notary Public

Commission Expiration: 4/20/15

QUENN N. CRUM
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY