# WARRANTY DEED

Davidson County DEEDWARR
Recvd: 10/02/13 11:54 3 pgs
Fees:18.00 Taxes:721.50
**20131002-0103431**

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS ~~$195,000.00~~

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 27th day of September, 2013.

Notary Public

MY COMMISSION EXPIRES: 1-3-17

(AFFIX SEAL)

MEMORIE WHITE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

**THIS INSTRUMENT WAS PREPARED BY**
Touchstone Title and Escrow, LLC, 318 Seaboard Lane, Suite 114, Franklin, TN 37067

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP PARCEL NUMBERS |
|---|---|---|
| Elton Grant | Franklin American Mortgage | 182010A00700 |
| (NAME) | (NAME) | |
| 127 Sundown Drive | 501 Corporate Center Dr #100 | |
| (ADDRESS) | (ADDRESS) | |
| Cane Ridge, TN 37013 | Franklin, TN 37067 | |
| (CITY) (STATE) (ZIP) | (CITY) (STATE) (ZIP) | |

For and consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, WE, Michael McConnell and Judy McConnell, as husband and wife, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto Elton Grant, a married man, 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 7, SECTION ONE, PHASE ONE, SUNSET HILLS, as shown on plat of record in Instrument No. 20070607-0068102, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed by Warranty Deed from Mikal Kareem Bilal Porter and wife, Aya Porter to Judy McConnell and husband, Michael McConnell as recorded on the 4th day of June, 2012 in Instrument No. 20120604-0048422 and Waranty Deed from Lake Forest Homes, Inc. to Mikal Kareem Bilal Porter and wife, Aya Porter as recorded on the 29th day of November, 2007 in Instrument No. 20071129-0138631, in the Register's Office of Davidson County, Tennessee.

This conveyance is subject to restrictive covenants of record in Book 5894, Page 186, Book 5388, Page 713 and Instrument Number 200706050067129, Instrument Number 201102030009586 and Instrument 201307120072091, said Register's Office; easements and set back lines as set froth on the above plan of record; and taxes for the current year which have been prorated and assumed by the Grantee(s) herein.

unimproved ☐

This is improved ☑ property, known as 127 Sundown Drive, Cane Ridge, TN 37013

(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 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 27th day of September, 2013.

Michael McConnell

Judy McConnell

STATE OF ARIZONA

COUNTY OF Maricopa

On this 27th day of September, 2013, before me a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **Michael McConnell and Judy McConnell**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) to be the person described in and who executed the foregoing instrument, and acknowledged that they executed the same as their free act and deed.

WITNESS my hand and Notary Seal at office the day and year above written.

My Commission Expires:
4/15/15

Notary Public,

Mary Frances Rella
OFFICIAL SEAL
MARY FRANCES RELLA
Notary Public - State of Arizona
MARICOPA COUNTY
My Comm. Expires Apr. 15, 2015
4/15/15

Certificate of Authenticity

I, Cari Allen, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Cari Allen

Signature

State of Tennessee

County of Davidson

Personally appeared before me, A.R. Turner, a notary public for this county and state, Cari Allen who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

A.R. Turner

Notary's Signature

My Commission Expires: A. R. TURNER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN. My Commission Expires JUNE 21, 2016