BILL GARRETT, Davidson County
Trans:T20140001162 DEEDWARR
Recvd: 01/07/14 09:11 2 pgs
Fees:13.00 Taxes:368.56
20140107-0001511

Prepared By & Return To:
Tennessee Title Services, LLC
101 Springhouse Court, Suite 202
Hendersonville, TN 37075
13-0414HV

STATE OF TENNESSEE
COUNTY OF Sumner

KIM GILLESPIE NOTARY PUBLIC STATE OF TENNESSEE SUMNER COUNTY

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $99,611.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 3rd day of January, 2014.

Notary Public
Commission Expires: 10-18-16

Address of New Owner	Send Tax Bills To:	Map & Parcel
MWC, LLC 106 Mission Court, Suite 105 Franklin, TN 37067-6442	NEW OWNER	042-11-0-079.00

WARRANTY DEED

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,

Jacqueline P. Conner, Trustee of The William D. Conner and/or Jacqueline P. Conner Revocable Living Trust

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

MWC, LLC

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 1 on the Plan of "The Resubdivision of Lot Number 27, Blair Heights, Section Two", of record in Plat Book 5190, Page 687, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate description.

BEING the same property conveyed to The William D. Conner and/or Jacqueline P. Conner Revocable Living Trust by Quitclaim Deed from William D. Conner and Jacqueline P. Conner dated 1/14/04 and recorded 1/23/04 in Instrument Number 20040123-0009093; and the same property previously conveyed to William D. Conner and wife, Jacqueline P. Conner by Cash Deed for Tennessee from Secretary of Housing and Urban Development, dated 2/1/93 and recorded 2/2/93 in Book 8854, Page 562, Register's Office for Davidson County, Tennessee.

William D. Conner having since died May 23, 2013.

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.

The foregoing legal description is the same as contained in the resource of title shown above.

This is improved property known as: 601 Old Hickory Blvd., Madison, TN 37115.

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 so 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 uses, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Dated this the 3rd day of January, 2014.

Jacqueline P. Conner, Trustee

Jacqueline P. Conner, Trustee

STATE OF TENNESSEE
COUNTY OF SUMNER

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Jacqueline P. Conner, Trustee of The William D. Conner and/or Jacqueline P. Conner Revocable Living Trust** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Hendersonville, Tennessee this 3rd day of January, 2014.

KIM GILLESPIE
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

(Notary Seal)

Kim Gillespie
Notary Public
My Commission Expires: 10-18-16