BILL GARRETT, Davidson County
Trans:T20140032744 DEEDWARR
Recvd: 05/12/14 13:19 2 pgs
Fees:13.00 Taxes:2682.50
20140512-0040465

THIS INSTRUMENT PREPARED BY:
TrustLand Title & Escrow, LLC
1720 West End Avenue
Nashville, Tennessee 37203
14-1451

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Richard G. Conners Holly A Conners 6323 East Valley Road Nashville, TN 37205	New Owner	129-03-0-027.00

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or value, whichever is greater, for this transfer is $725,000.00

Affiant

Subscribed and sworn to before me, this the 9th day of May, 2014.

Notary Public

My Commission Expires: _____
(Affix Seal)

C. M. CORRIVEAU
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires MAR. 7, 2017

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 ($10.00) DOLLARS, cash in hand paid and other good and valuable consideration, the receipt of which is hereby acknowledged **Virginia C. Ripley, Trustee of the John T. Conners, Jr. Family Trust under the will of John T. Conners, Jr., ("Grantor"),** has bargained and sold, and does hereby bargain, sell, transfer and convey unto **Richard G. Conners and Holly A Conners, husband and wife, ("Grantee"),** and Grantee's successors and assigns, certain tracts or parcels of land located in **Davidson** County, **Tennessee,** to wit:

Land in Davidson County, Tennessee, being Lot No. 1 on the plan of Conners 2 Lot Subdivision, as of record in Instrument No. 20130610-0058706, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate description of said lot.

Being a portion of the property conveyed to Virginia C. Ripley, Trustee of the John T. Conners, Jr. Family Trust under the will of John T. Conners, Jr., by Warranty Deed from Virginia C. Ripley, Executrix of the Estate of John T. Conners, Jr., dated April 22, 2014, of record in Instrument No. 20140422-0033683, as corrected by Scriveners Affidavit of record in Instrument No. 20140424-0034500, Register's Office for Davidson County, Tennessee.

This is improved property located at: **6323 East Valley Road, Nashville, TN 37205**

This conveyance is made subject to: (1) Property taxes for the year 2014, a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the GRANTOR paying its prorated share thereof to GRANTEE who will be responsible for payment of said taxes. (2) all applicable zoning ordinances (3) utility, sewer, drainage and other easements of record, (4) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (5) building restrictions, (6) All matters shown on the plan of Conners 2 Lot Subdivision, as of record in Instrument No. 20130610-0058706, Register's Office for Davidson County, Tennessee, and (7) other matters of public record.

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, its heirs, successors and assigns forever. And we do covenant with the 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 Grantor does further covenant and bind itself, its heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE, its successors and assigns, against the lawful claims of all persons claiming through the GRANTOR.

Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to al genders.

WITNESS our hands on the **9th** day of **May, 2014**.

JOHN T. CONNERS, JR. FAMILY TRUST UNDER THE WILL OF JOHN T. CONNERS, JR.

By: Virginia C Ripley, Trustee
Virginia C. Ripley, Trustee

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned a Notary Public in and for said County and State, duly commissioned and qualified, personally appeared Virginia C. Ripley, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged herself to be the Trustee of the John T. Conners, Jr. Family Trust under the will of John T. Conners, Jr., the within named bargainor, a trust, and that she as such Trustee, as duly authorized executed the foregoing instrument for the purposes therein contained by signing the name of the trust by herself as Trustee.

Witness my hand and Official Seal this the **9th** day of **May, 2014**.

My Commission Expires:

L. M. Corriveau
Notary Public