Return To: 14-0295
Four Star Title, LLC
2508 N. Mt. Juliet Road
Mt. Juliet, TN 37122

WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20140038621 DEEDWARR
Recvd: 06/03/14 09:34 2 pgs
Fees:13.00 Taxes:501.35
20140603-0047645

TONYA THOMAS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILSON
MY COMMISSION EXPIRES: 3-7-16

State of Tennessee
County of Davidson

The actual consideration or value, whichever is greater, for this transfer is $135,500.00.

Affiant

Subscribed and sworn to before me, this the 30th day of May, 2014.

Notary Public

My commission expires: _____
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
John T. Cook, P.C.
2927 Berry Hill Drive, Nashville, TN 37204-3126

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers
Lance A. Conzett	**Community Mtg LLC/Lonestar Bank SSB**	**Map 072-04-0 Parcel 241-00**
1431 Ardee Avenue	**19045 E. Valley View Pkwy Ste F**	
Nashville, Tennessee 37216	**Independence, MO 64055**	

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

Michael S. Hight and Sue Ann Hight, husband and wife

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Lance A. Conzett, unmarried

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 the northerly 8 feet of Lot No. 32 and the southerly 56 feet of Lot No. 31 of Block "E" on the Map of Country Club Estates, of record in Book 843, Page 95, Register's Office for Davidson County, Tennessee. Said parts of said lots adjoin and front together 64 feet on the east side at Ardee, formerly Mildred Avenue, and runs back between parallel lines, 175 feet to a dead line on which it measures 64 feet.

Being the same property conveyed to Michael S. Hight, by Deed dated November 26, 2003 from Rebecca M. Koning Lopez and husband, Robert Lopez, of record in Instrument No. 20031204-0174705, Register's Office for Davidson County, Tennessee.

Sue Ann Hight, spouse of the above named Michael S. Hight, joins in this conveyance for the purpose of releasing any and all rights he may have in and to the above described property, including any marital rights and homestead exemption.

The conveyance of the above described parcel of land is subject to the following: (1) The Plan of record in Book 843, Page 95, said Register's Office, shows an Owner's Certificate, and is subject to all matters as set forth therein. (2) Taxes for the current year which have been prorated and assumed by the Grantee(s) herein.

This is improved (__X__) Unimproved (____) property, known as **1431 Ardee 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 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 my/our hand(s) this **30th** day of **May, 2014.**

Michael S. Hight

Sue Ann Hight

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, a Notary Public of said County and State, **Michael S. Hight and Sue Ann Hight,** the within named sellers, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this **30th** day of **May, 2014.**

Notary Public

My Commission Expires: 11-15-15

