Davidson County	DEEDWARR
Recvd: 12/04/14 15:38	3 pgs
Fees:18.00 Taxes:665.63	
20141204-0111386	

WARRANTY DEED

SELINA HARRIS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON, TENN.
My Comm. Expires May 5, 2015

STATE OF Tennessee
COUNTY OF Wilson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $179,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 2nd day of December, 2014.

Notary Public

MY COMMISSION EXPIRES: 5/5/15

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Sidwell & Barrett, PC
Stewart Title Company Tennessee Division, 13026 Lebanon Road, Ste 100, Mt Juliet, TN 37122

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Kylie Johnson	New Owner ~~To Be Agreed Upon~~	086030A03500CO
(NAME)	(NAME)	
209 Chandlers Pass Court		
(ADDRESS)	(ADDRESS)	
Hermitage, TN 37076	, TN	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of ten dollars, cash in hand paid by the hereinafter named GRANTEE(S), and other good and valuable considerations, the receipt of which is hereby acknowledged, we, **Robert F. Conley III**, hereinafter called the GRANTOR(S), has bargained and sold, and by these presents do transfer and convey unto **Kylie Johnson, Billy Johnson, and Ronda Johnson**, hereinafter called the GRANTEE(S), their heirs and/or 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 all of Lot No. 35, on the plan of A Planned Unit Development, Summit Run, Phase Two, as shown by plat appearing of record in Plat Book 9700, Page 660, of the Register's Office of Davidson County, Tennessee, to which plan reference is hereby made for more complete details of said lot.

Being the same property conveyed to Robert F. Conley III, a married man by Warranty Deed dated 03/05/2004 from Steven M. Cox and wife, Tammy R. Cox of record in Instrument 200403120028818, Register's Office for Davidson County, Tennessee. The said Robert F. Conley, III is now unmarried. Beth Conley joins in this conveyance to convey any and all rights she may have in this property. Inka Elizabeth Ann West

This conveyance is subject to: (1) All matters as set forth per Plat Book 5200, Page 776, Plat Book 8250, Page 524 as corrected by Surveyor's Certificate of Correction in Book 10021, Page 425, and Plat Book 9700, Page 660; (2) Declaration of Restrictive Covenants of record in Book 10326, Page 683, as amended in Book 11499, Page 321; (3) Declaration of Restrictive Covenants of record in Book 10378, Page 251; (4) asement of record in Book 7325, Page 994; (5) eed of Conveyance of record in Book 10693, Page 703, said Register's Office.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☑ property, known as 209 Chandlers Pass Court, Hermitage, TN 37076
(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 GRANTEE(S), their heirs and/or assigns forever; and we do covenant with the said GRANTEE(S) 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(S), their heirs and/or 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 2nd day of December, 2014.

Robert F Conley, III by Betty Reed, attorney in fact
Robert F. Conley, III by Betty Reed, Attorney in Fact

Beth Conley Elizabeth Ann West
Beth Conley AKA Elizabeth Ann West

State of Tennessee
County of Wilson

On this 2nd day of December, 2014, before me, the undersigned Notary Public in and for the County and State aforesaid, personally appeared Betty Reed, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she is the attorney-in-fact of Robert F. Conley, III, and is authorized by him, and does hereby acknowledge the execution of this instrument on his behalf, by virtue of an instrument of record in Instrument No. 20141204-0111385, Register's Office of Davidson County, Tennessee.

Witness my hand this 2nd day of December, 2014.

Tracey Trumphour
Notary Public
My commission expires: 8.14.17

TRACEY TRUMPHOUR STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

State of Tennessee
County of Rutherford

AKA Elizabeth Ann West

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Beth Conley the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the person described herein, and who acknowledge that she executed the within instrument for the purposes therein contained.

Witness my hand and Official seal this 2nd day of December, 2014.

Notary Public
My Commission Expires: 2-20-2017

JULIE N. READ STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY

RETURN TO:
Stewart Title Company Tennessee Division
13026 Lebanon Road, Ste 100
Mt Juliet, TN 37122

True Copy Certification

I, Connie Buchanan, do hereby make oath that I am 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.

Connie Buchanan

State of Tennessee

County of Wilson

SS:

Personally appeared before me, Rebecca Moss, a notary public for this county and state, Connie Buchanan, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Rebecca Moss

My Commission Expires: 12/18/17

