WARRANTY DEED TT2014 214 Davidson County DEEDWARR Recvd: 01/21/15 07:43 3 pgs Fees:18.00 Taxes:740.00 **20150121-0005689**	**OATH OF CONSIDERATION:** SS. STATE OF TENNESSEE COUNTY OF DAVIDSON THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $200,000.00 AFFIANT SWORN TO AND SUBSCRIBED BEFORE ME THIS 20TH DAY OF JANUARY, 2015. NOTARY PUBLIC MY COMMISSION EXPIRES: 5-24-17

THIS INSTRUMENT PREPARED BY:
TEAM TITLE INC.
69 THOMPSON LANE
NASHVILLE, TENNESSEE 37211
OFFICE: (615) 367-5111

ADDRESS OF NEW OWNER(S):	SEND TAX BILLS TO:	MAP-PARCEL NUMBER:
Peter Connerth **2114 Portland Avenue** **Nashville, TN 37212**	**Same**	**105 13 0 221.00**

WARRANTY DEED

FOR AND IN CONSIDERATION OF ten dollars ($10) and other good and valuable consideration, the receipt and legal sufficiency of all of which are hereby acknowledged, Daryl Howard, *(hereinafter called the "Grantor"),* has this day bargained and sold, transferred and conveyed and by these presents does bargain, sell, transfer and convey unto Peter Connerth, *(hereinafter called "Grantee")*, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Property located in Davidson County, Tennessee, being the southerly 45 feet of Lot No. 10 in W. S. Duckworth's Addition to Nashville, Tennessee, a plan of which is recorded in Book 57, Page 83, Register's Office for Davidson County, Tennessee.

Said southerly portion of said Lot No. 10 fronts 45 feet on the westerly side of 11th Avenue, South (formerly Bertie Avenue) and extends back westerly, between parallel lines, with the southerly line of Lot No. 10, 106 feet, according to the aforesaid registered plan, but according to prior deed, 108 feet, to a dead line.

Being the same property conveyed to Darryl Howard by Quitclaim Deed from Henry P. King and wife, Magnolia King, dated June 22, 1992, recorded June 23, 1992 of record in Book 8658, Page 472, Register's Office for Davidson County, Tennessee. Henry P. King having deceased on July 27, 2000 and Magnolia M. King having deceased on October 14, 1998.

The above-described property is improved property known as **2223 11th Avenue South, Nashville, TN 37204**

THIS CONVEYANCE IS SUBJECT TO:
(1) 2015 property taxes which have been prorated and assumed by the Grantee;
(2) All restrictions of record;
(3) All easements of record;
(4) All matters appearing on the plan of record in Book 57, Page 83;
(5) All applicable government and zoning regulations;

TO HAVE AND TO HOLD, the aforesaid real estate, together with all appurtenances and hereditaments thereunto appertaining unto Grantee, his successors and assigns in fee simple forever.

Grantor covenants that Grantor is lawfully seized and possessed of said real estate, has full power and lawful authority to sell and convey the same; that the title thereto is free, clear and unencumbered except as aforesaid; and, Grantor will forever warrant and defend the same against the lawful claims of all persons whomsoever.

The words "Grantor" and "Grantee" shall include their respective successors and assigns where the context requires or permits.

IN WITNESS WHEREOF, the Grantor has caused this instrument to be executed on this 20th day of January, 2015.

GRANTOR:

Daryl Howard

SS.

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

BEFORE ME, the undersigned Notary Public of the State and County aforementioned, personally appeared Daryl Howard, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who, upon oath, acknowledged himself to be the within named bargainor, and that he executed the foregoing instrument for the purpose therein contained.

WITNESS my hand and seal, this 20th day of January, 2015.

Notary Public
My Comm. Exp.: 5-24-17

JULIE COOK
STATE OF TENNESSEE NOTARY PUBLIC

CERTIFICATE OF AUTHENTICITY

I, Charles Walker, 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.

CHARLES WALKER

State of Tennessee
County of Davidson

Personally appeared before me, Julie Coone, a notary public for this county and state, Charles Walker, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

JULIE COONE, NOTARY PUBLIC
My commission expires: May 24, 2017

