Prepared by:
Costner Law Office, PLLC
725 Cool Springs Blvd STE 600
Franklin, TN 37064
File #: TNP151721

BILL GARRETT, Davidson County
Trans:T20150028959 DEEDWARR
Recvd: 04/17/15 09:46 2 pgs
Fees:13.00 Taxes:277.50
20150417-0034121

STATE OF TENNESSEE
COUNTY OF Williamson
The actual consideration or value, whichever is greater, for this transfer is $75,000.00

Affiant

Subscribed and sworn to before me, this 13th day of April, 2015.

Notary Public
My commission expires: 8/23/16

KATHRYN MICHELLE CASSIDY
STATE
TENNESSEE
NOTARY
PUBLIC
DAVIDSON COUNTY
My Commission Expires AUG 23, 2016

Address of New Owner:	Send Tax Bills to:	Tax Information
William E Conn 2822 Colonial Circle Nashville, TN 37214	William E Conn 2822 Colonial Circle Nashville, TN 37214	096-05-0-112.0

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged **Patricia A Mannon, as Executrix of the Estate of Whyte F Hudgins, and Individually, Susan Johnson and Regina Greenwood, individually** hereinafter referred **William E Conn** hereinafter called the Grantees, their successors 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 No. 17 on the Map of Colonial Village, as of record in Book 1424, Page 58, Register's Office for Davidson County, Tennessee.

Said Lot No. 17 fronts 70 feet on the north side of Colonial Circle and runs back between lines 263.94 feet on the west line and 260.95 feet on the east line, to a dead line in the rear on which it measures 70.08 feet.

Being the same property conveyed to Whyte F Peal a/k/a Whyte F Hudgins by QuitClaim Deed from James D Peal, dated 03/03/1972, and of record in Book 4585, Page 707, Register's Office of Davidson County, Tennessee.

The Subject property is neither the principle residence of Grantor nor his/her spouse nor any dependent.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is improved property known as 2822 Colonial Circle, Nashville, TN 37214.

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, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to 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 hand this 13th day of April, 2015.

Patricia A Mannon, Executrix and Individually

Susan Johnson, Indiyidually

Regina Greenwood, Individually

STATE OF Tennessee
COUNTY OF Williamson

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Patricia A Mannon, Susan Johnson and Regina Greenwood, Individually, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand in ~~Columbia~~ Nashville, TN, this 13th day of April, 2015.

D. SHAYNE ADAIR STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

State of Tennessee at Large

My Commission expires: 6/24/2018

STATE OF Tennessee
COUNTY OF Williamson

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, the within named Patricia A Mannon, as Executrix of The Estate of Whyte F Hudgins, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged she executed the within instrument in the capacity and for the purposes therein contained.

Witness my hand in ~~Franklin~~ Nashville, TN, this 13th day of April, 2015.

D. SHAYNE ADAIR STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

State of Tennessee at Large

My Commission expires: 6/24/2018