WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20150048277 DEEDWARR
Recvd: 06/17/15 13:46 2 pgs
Fees:13.00 Taxes:817.70
20150617-0057776

TAMMY MORRIS STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $221,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 15th day of June, 2015.

Notary Public

MY COMMISSION EXPIRES: 3-20-18
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Foundation Title & Escrow, 381 Mallory Station Rd, Suite 202, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO(S).
Andrew G. Conner	Prime Lending	161 02 0 024.00
(NAME)	(NAME)	
5015 Meta Drive	1330 Preston Rd #1603	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37211	Dallas TX 75252	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Two Hundred Thirty-Four Thousand Nine Hundred And No/100 Dollars ($234,900.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I/WE, **Paul Christopher Nelson and Mary Lynn Nelson, husband and wife**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto Andrew G. Conner, and unmarried man, **David Conner and Mary Conner, husband and wife,** 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 Lot Number 82 on McMurray Hills, as shown on the Plat of record in Book 3700, Page 5, Register's Office for Davidson County, Tennessee, to which plat reference is made.

Being the same property conveyed to Paul Christopher Nelson and Mary Lynn Nelson, husband and wife by Warranty Deed from Douglas Samson and wife, Jennifer E. Samson, dated October 23, 2012 and recorded October 31, 2012 as Instrument No. 20121031-0100000, in said Register's Office for Davidson County, Tennessee.

This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

unimproved ☐
This is improved ☒ property, known as 5015 Meta Drive, Nashville, TN 37211

File Number: NAT-152093

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 and assigns forever; and we do covenant with the said Grantees that we are lawfully seized and possessed of said land in fee simple, has 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 our hands this 15th day of June, 2015.

Paul Christopher Nelson

Mary Lynn Nelson

STATE OF TENNESSEE

COUNTY OF Willliamson

Personally appeared before me, the undersigned authority, a Notary Public in and for said county and state.Paul Christopher Nelson and Mary Lynn Nelson, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 15th of June, 2015.

Notary Public

My Commission Expires: 7-24-17

(SEAL)

DAVID R. A. ROETGER
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

File Number: NAT-152093