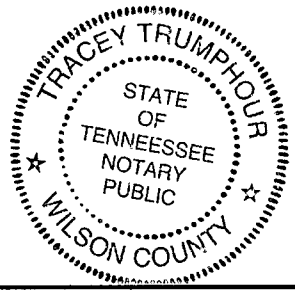
WARRANTY DEED



STATE OF TENNESSEE
COUNTY OF Wilson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $125,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 19th day of June, 2015.

Notary Public

MY COMMISSION EXPIRES: 8.14.17

(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
William E. Conn	William E. Conn	108-02-0-013
(NAME)	(NAME)	
204 Banbury Close	204 Banbury Close	
(ADDRESS)	(ADDRESS)	
Brentwood, TN 37027	Brentwood, TN 37027	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

BILL GARRETT, Davidson County
Trans:T20150050028 DEEDWARR
Recvd: 06/23/15 10:50 2 pgs
Fees:13.00 Taxes:462.50

20150623-0059957

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, **Nancy A. Mathis and Heather Cook and Christopher Fleming**, hereinafter called the GRANTOR(S), have bargained and sold, and by these presents do transfer and convey unto **William E. Conn**, 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 Lot No. 40 on the Plan of Melvin Heights, as of record in Book 2330, page 83, Register's Office for said County, to which plan reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Nancy A. Mathis and George Fleming, both single persons by Warranty Deed from Joel B. Horton, Executor of the Estate of George William Horton, dated 7/7/2005, recorded 7/21/2005 of record in Instrument No. 20050721-0084730, in the Register's Office for Davidson County, Tennessee. The said George Fleming died on July 5, 2014 leaving Nancy A. Mathis, Heather Cook and Christopher Fleming his sole heirs at law as evidenced in File 2014PR251, Probate Court Clerk's Office for Wilson County, Tennessee.

This conveyance is subject to: (1) Taxes for 2015 and subsequent years, a lien not yet due and payable; (2) All matters shown on the plat of record in Plat Book 2330, Page 83; (3) Covenants, conditions, easements and restrictions recorded of record in Book 2538, Page 156, in the Register's Office for Davidson County, Tennessee.

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 937 Shauna Drive, Nashville, TN 37214
(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 19th day of June, 2015.

Nancy A. Mathis

Heather Cook

Christopher Fleming

State of Tennessee
County of Wilson

Personally appeared before me Nancy A. Mathis, Heather Cook, and Christopher Fleming, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the foregoing instrument for purposes therein contained.

WITNESS my hand and seal this 19th day of June, 2015.

Notary Public Tracey Trumphour - MJ
My Commission Expires: 8.14.17

TRACEY TRUMPHOUR
STATE OF TENNEESSEE NOTARY PUBLIC
WILSON COUNTY

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