WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF Wilson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $145,000.00

Affiant

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

Notary Public

MY COMMISSION EXPIRES: 5-3-2016

(AFFIX SEAL)

STATE OF TENNESSEE NOTARY PUBLIC KIMIE PERRY WILSON COUNTY COMMISSION EXPIRES 5-3-2016

BILL GARRETT, Davidson County
Trans: T20150050030 DEEDWARR
Recvd: 06/23/15 10:51 2 pgs
Fees: 13.00 Taxes: 536.50

20150623-0059961

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
Jan B. Fuller	Jan B. Fuller	10802001300
(NAME)	(NAME)	
236 2nd Street	236 2nd Street	
(ADDRESS)	(ADDRESS)	
Bonita Springs, FL 34134	Bonita Springs, FL 34134	
(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, I, **William E. Conn**, hereinafter called the GRANTOR(S), has bargained and sold, and by these presents do transfer and convey unto **Jan B. Fuller and Karen A. Fuller, husband and wife**, 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 William Conn by deed from Nancy A. Mathis and Heather Cook and Christopher Fleming as of record in Instrument No 20150623-0059957, Register's Office for Davidson County, Tennessee.

This conveyance is subject to: (1) All matters shown on the plat of record in Plat Book 2330, Page 83, 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 my hand this 19th day of June, 2015.

William E. Conn

State of Tennessee
County of Wilson

Personally appeared before me William E. Conn, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the foregoing instrument for purposes therein contained.

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

Notary Public
My Commission Expires: 8.14.17

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

TRACEY TRUMPHOUR
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY