WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $480,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 25th day of June, 2015.

Notary Public

MY COMMISSION EXPIRES: 10/30/16

(AFFIX SEAL)

TONJA BARRON
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

RETURN TO
Stewart Title Company
121 First Avenue South, Suite 200
Franklin, TN 37064
File # 01288-26552

THIS INSTRUMENT WAS PREPARED BY
Sidwell & Barrett, PC
Stewart Title Company Tennessee Division, 5107 Maryland Way, Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Paul R. Lohr, III	NEW OWNER	11716003800
(NAME)	(NAME)	
1417 Graybar Lane		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37215		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

BILL GARRETT, Davidson County
Trans:T20150051757 DEEDWARR
Recvd: 06/29/15 09:16 2 pgs
Fees:13.00 Taxes:1776.00
20150629-0062011

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, **Gordon A. Connell and Janet L. Connell, co - trustees of Joint Revocable Trust of Gordon A. Connell and Janet L. Connell dated July 29, 2013 (Lee Sutherland Connell as successor trustee, Marion Anna Connell as contingent successor trustee, and James Adam Connell as second contingent successor trustee, to Gordon A. Connell and Janet L. Connell**, hereinafter called the GRANTOR(S), has bargained and sold, and by these presents do transfer and convey unto **Paul R. Lohr, III and Mary M. Matthews, tenants in common with right of survivorship**, 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 all of Lots 18 and 19 of Block "M" on the Plan of Maplehurst Subdivision, as of record in Book 843, Pages 22 and 23, Register's Office of Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Gordon A. Connell and Janet L. Connell, co-trustees of Joint Revocable Trust of Gordon A. Connell and Janet L. Connell dated July 29, 2013 (Lee Sutherland Connell as successor trustee, Marion Anna Connell as contingent successor trustee, and James Adam Connell as second contingent successor trustee, to Gordon A. Connell and Janet L. Connell by Quitclaim Deed from Gordon A. Connell and Janet L. Connell, dated 07/29/2013 recorded 08/02/2013, of record in Instrument No. 20130802-0081152, in the Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

Taxes for 2015 and subsequent years, a lien not yet due and payable.

All matters shown on the plat of record in Plat Book 843, Pages 22 and 23, 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 1400 Grandview Drive, Nashville, TN 37215

(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 25th day of June, 2015.

GORDON A. CONNELL AND JANET L. CONNELL, CO - TRUSTEES OF JOINT REVOCABLE TRUST OF GORDON A. CONNELL AND JANET L. CONNELL DATED JULY 29, 2013

Gordon A. Connell,
Co-Trustee

Janet L. Connell,
Co-Trustee

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 Gordon A. Connell and Janet L. Connell, Co-Trustees of the Joint Revocable Trust of Gordon A. Connell and Janet L. Connell dated July 29, 2013, with whom I am personally acquainted, and who acknowledged that they executed the within instrument in the capacity and for the purposes therein contained.

Witness my hand and official seal this 25th day of June, 2015.

Notary Public
My Commission Expires: 8/21/17

RETURN TO:
Stewart Title Company Tennessee Division
5107 Maryland Way
Brentwood, TN 37027

DONALD R. BARRETT, JR. STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY