THIS INSTRUMENT PREPARED BY:
Midtown Title, LLC
1704 Charlotte Avenue #105
Nashville, Tennessee 37203
M15-1381

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Beth M. Zeitlin Bruce D. Zeitlin 6200 Robin Hill Road Nashville, TN 37205	**NEW OWNER**	129-03-0-039.00

Davidson County DEEDWARR
Recvd: 07/16/15 10:03 3 pgs
Fees:18.00 Taxes:1202.50
20150716-0069265

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $325,000.00

Affiant

Subscribed and sworn to before me, this the 15 day of July, 2015.

Notary Public
My Commission Expires:
(Affix Seal)

KELLY E. COX
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
My Comm. Expires November 6, 2017

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 ($10.00) DOLLARS, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged. We **Virginia C. Ripley, Trustee of the John T. Conners, Jr. Family Trust under the Will of John T. Conners, Jr.,** hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto **Beth M. Zeitlin and Bruce D. Zeitlin, wife and husband,** 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 No. 2 on the plan of Conners 2 Lot Subdivision, as of record in Instrument No. 20130610-0058706, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate description of said lot.

Being a portion of the property conveyed to John T. Conners, Jr., and wife, Ann C. Conners by Warranty Deed from Herman A. Clark and wife, Dannice J. Clark, dated March 14, 1957, recorded March 25, 1957, of record in Book 2641, page 441, in the Register's Office for Davidson County, Tennessee. The said Ann C. Conners having died on July 2, 1989, property vesting in John T. Conners, Jr., as sole surviving heir in the entirety. The said John T. Conners, Jr., having died testate on September 8, 2009. In accordance with the terms of The Last Will and Testament of John T. Conners, Jr., Probate No. 10P-83, Seventh Circuit Court, Davidson County, Tennessee, Probate Division, property being conveyed to Virginia C. Ripley, Trustee of the John T. Conners, Jr. Family Trust under the Will of John T. Conners, Jr.

Being a portion of the property conveyed to Virginia C. Ripley, Trustee of the John T. Conners, Jr. Family Trust under the Will of John T. Conners, Jr. by Warranty Deed from Virginia C. Ripley, Executrix of the Estate of John T. Conners, Jr., dated April 21, 2014, recorded April 22, 2014, of record in Instrument No. 20140422-0033683, Register's Office for Davidson County, Tennessee, and as corrected by Scrivener's Affidavit of record in Instrument No. 20140424-0034500, said Register's Office.

This is unimproved property located at: **6321 East Valley Road, Nashville, TN 37205**

This conveyance is made subject to (1) Property taxes for the year 2015, a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the Grantor paying their prorated share thereof to Grantee who will be responsible for payment of said taxes. (2) all applicable zoning ordinances (3) All matters shown on the plan of Conners 2 Lot Subdivision, as of record in Instrument No. 20130610-0058706, Register's Office for Davidson County, Tennessee.

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, 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 GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 14th day of July, 2015.

GRANTOR(S)

Virginia C. Ripley, Trustee of the John T. Conners, Jr.
Family Trust under the Will of John T. Conners, Jr.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned a Notary Public in and for said County and State, duly commissioned and qualified, personally appeared Virginia C. Ripley, Trustee of the John T. Conners, Jr. Family Trust under the Will of John T. Conners, Jr. to me known to the persons described in and who executed the foregoing instrument, and acknowledged that he/she/they executed the same for the purposes therein contained as his/her/their free Act and Deed.

Witness my hand and official seal on this 14th day of July, 2015.

AMANDA VAUGHN
State of Tennessee Notary Public
DAVIDSON COUNTY

Notary Public
My Commission Expires: 8/23/2016

True Copy Certification

I, KELLY E. COX, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

KELLY E. COX

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, GEORGE E. MUDTER, JR., a notary public for this county and state, KELLY E. COX, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature
My Commission Expires:
Notary Seal:



My Commission Expires MAY 3, 2016