WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20150059401 DEEDWARR
Recvd: 07/21/15 11:21 2 pgs
Fees:13.00 Taxes:1128.50
20150721-0071333

STATE OF TENNESSEE
COUNTY OF ~~WILLIAMSON~~ Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $305,000.00

Affiant

SUBSCRIBED AND SWORN TO ME ON THE 15TH DAY OF JULY, 2015.

Notary Public

MY COMMISSION EXPIRES 10/18/16

DANA DELWORTH NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

THIS INSTRUMENT PREPARED BY
Jim R. Vanderpool, P.C., 256 Seaboard Lane, G-104, Franklin, TN 37067
file # 15-7594 CONNOR JV

ADDRESS OF NEW OWNER	SEND TAX BILLS TO If left blank please use the address of the new owner	MAP-PARCEL
Daniel Connor and Sharon Connor	First Internet Bank of Indiana	173-9-A-469.00CO
924 Loxley Drive	8888 Keystone Crossing #1700	
Nashville, TN 37211	Indianapolis, IN 46240	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

SEAMUS M. CAMPBELL

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO:

DANIEL HAMILTON CONNOR AND SHARON HUXLEY CONNOR, HUSBAND AND WIFE

~~HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF~~ LAND IN DAVIDSON COUNTY, TENNESSEE, DESCRIBED AS FOLLOWS TO-WIT:

SEE EXHIBIT "A"

This is improved property known as 924 Loxley Drive, Nashville, TN 37211

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 on the ~~15th~~ day of July, 2015.

Seamus M. Campbell

STATE OF ~~TENNESSEE~~ Philadelphia
COUNTY OF ~~WILLIAMSON~~ Pennsylvania

Personally appeared before me, the undersigned, a Notary Public, in and for said County and State, the within named, SEAMUS M. CAMPBELL, the bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Phila. Pa. this ~~15th~~ 14 day of July, 2015. July 14, 2015

Notary Public Tracy R Ellis

My Commission Expires: Feb. 21, 2016

NOTARIAL SEAL
TRACY R ELLIS
Notary Public
RADNOR TWP., DELAWARE COUNTY
My Commission Expires Feb 21, 2016

15-7594 CONNOR JV

EXHIBIT A - LEGAL DESCRIPTION

Land in Davidson County, Tennessee, being Lot No. 451 on the plan of Lenox Village, Phase Seven, of record as Instrument No. 20051028-0130418, in the Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete and accurate description.

Being the same property conveyed to Seamus M. Campbell, unmarried by Warranty Deed from Regent Homes, LLC, a Tennessee Limited Liability Company, recorded on the 20th day of February, 2007 in Instrument No. 20070220-0020878, in the Register's Office of Davidson County, Tennessee.

This Conveyance is subject to the matters set forth below, if any, as well as (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 (as may be amended or supplemented), (4) building restrictions, and (5) all other matters of public record.

a. County of Davidson taxes for the year 2015 and thereafter, not yet due and payable.

b. Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann 67-5-603, et seq.

c. Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of LENOX VILLAGE, PHASE SEVEN, as recorded in Instrument No. 20051028-0130418, but deleting any covenant, condition or restriction indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status or national origin to the extent such covenants, conditions or restrictions violate 42 USC 3604(c).

d. Covenants, Conditions and Restrictions as set forth in Deed recorded in Instrument Nos. 20020315-0032826 and 20060321-0032383 , but deleting any covenant, condition or restriction indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status or national origin to the extent such covenants, conditions or restrictions violate 42 USC 3604(c).

e. Charter of Neighborhood Association recorded at Instrument No. 20020412-0045831.

f. Conditions, covenants, reservations, requirements, restrictions, options, burdens, agreements, undertakings, assessments and other provisions contained in or incorporated by reference into the Master Deed establishing LENOX VILLAGE of record in Instrument No. 20020315-0032825, as amended by instrument(s) of record in Instrument No. 20060321-0032382; also subject to easements, rights and interests in favor of other unit owners, and all sewer, water, electrical, telephone and other utility easements now or hereafter established over, through or upon the land embracing the regime and building thereon.

g. Easement for Sewer/Storm Drainage, recorded in Instrument Nos. 20010918-0100849 and 20010918-0100851.

h. Easement for Right of Way/Construction/Maint (Comcast), recorded in Instrument No. 20130916-0097049.

i. Stormwater Detention Agreement recorded at Instrument No. 20041229-0154223.