RECORD AND RETURN TO:
Limestone Title and Escrow, LLC
5200 Maryland Way
Suite 202
Brentwood, Tennessee 37027
File No.: TN156242

WARRANTY DEED

Davidson County DEEDWARR
Recvd: 07/31/15 07:48 3 pgs
Fees:18.00 Taxes:899.10
20150731-0075433

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $243,000.00.

James D. Warren
AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30th day of July, 2015.

NOTARY PUBLIC

My commission expires: 2/25/19

AMY CROSS NANCE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

THIS INSTRUMENT PREPARED BY:
Limestone Title and Escrow, LLC, 5200 Maryland Way, Suite 202, Brentwood, TN 37027

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
James D. Warren 8686 Gauphin Place Nashville, TN 37211	Farmington Mortgage a division of CapStar Bank 2002 Richard Jones Rd 300A Nashville, TN 37215	173 09 0A 458.00CO

FOR AND IN CONSIDERATION of the sum of Two Hundred Forty Three Thousand and 00/100 Dollars ($243,000.00), and other good and valuable consideration, cash in hand paid by the hereinafter named Grantee(s), the receipt of which is hereby acknowledged; the undersigned, **ROBERT CONNELLY**, hereinafter called the Grantor(s), has bargained and sold and by these presents do hereby transfer and convey unto, **JAMES D. WARREN**, an umarried man hereinafter called the Grantee(s), his heirs and assigns forever, that certain parcel of real estate situated in Davidson County, Tennessee, and being further described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot Number 397 on the Plan of Phase 6, Lenox Village, of record in Instrument Number 20050112-0004530, in the Register's Office of Davidson County, Tennessee, to which plan reference is made for a more complete and accurate description.

BEING the same property conveyed to Robert Connelly and Gail Connelly, husband and wife, by Deed dated October 28, 2005 and recorded November 1, 2005, of record in Instrument Number 20051101-0132018, in the Register's Office of Davidson County, Tennessee. Gail Connelly died a resident of Davidson County, Tennessee on February 27, 2011 leaving Robert Connelly as the surviving tenant by the entirety.

The address of the herein described property is believed to be 8686 Gauphin Place, Nashville, TN 37211, and is shown on all tax records as same, but such addresses are not part of the legal description of the property herein and in the event of any discrepancy, the legal description herein shall control.

This conveyance is made subject to all matters as shown of record in the Register's Office for Davidson County, Tennessee; and to the zoning and subdivision regulations of the appropriate governmental body.

I Amy Cross Nc do hereby make oath that I am a licensed and/or the custodian of the electronic version of the attached tendered for registration herewith and that this is a true and correct copy of the original documents executed and authenticated according to law."

Signature

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 Amy Cross Nc, 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 Franklin, Tennessee, this 22 day of May, 2015.

Notary Public

My Commission expires: 7/29/18

CYNTHIA A. BADGER
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

TO HAVE AND TO HOLD said real estate, together with all of the appurtenances, estate and title thereunto belonging, unto the said Grantee(s), his heirs and assigns, forever.

The undersigned covenant with the said Grantee(s) that he is lawfully seized and possessed of said real estate; that he have a good right to convey the same; and that it is unencumbered except by lien of the 2015 property taxes, which taxes are being prorated between the parties, and the payment thereof will be the responsibility of the Grantee(s).

The undersigned further covenants and binds himself, his heirs and assigns, forever to warrant and defend the title to said real estate unto the said Grantee(s), his heirs and assigns, against the lawful claims of all persons, whomsoever.

WITNESS MY/OUR HANDS, this the 30th day of July, 2015.

ROBERT CONNELLY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, a Notary Public, Robert Connelly, 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 seal, this the 30th day of July, 2015.

Notary Public

Robert Benton McDonough

Printed Notary Name

My commission expires: 4-13-2019

