WARRANTY DEED

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $187,000.00

Affiant

Subscribed and sworn to before me, this 18th DAY OF September, 2015.

Notary Public

MY COMMISSION EXPIRES: 3/20/18

(AFFIX SEAL)

FSBO15-2323

THIS INSTRUMENT WAS PREPARED BY
Homeland Title, LLC
1896 General George Patton Drive
Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Joshua Fuller	Pinnacle Bank	
2323 Ridgeland Drive	(NAME) 150 3rd Avenue South #900	
(ADDRESS) Nashville, TN 37214	(ADDRESS) Nashville, TN 37201	073-11-042.00
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, we WILLIAM E. CONN, MARRIED, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto JOSHUA FULLER AND SHAYA FULLER, HUSBAND AND WIFE, hereinafter called the Grantee(s), their heirs and assigns, that 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. 398 on the Plan of Section Five, Sunset View, of record in Plat Book 2854, Page 20, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Michelle Dawn Antrikin by Quitclaim Deed from Jason Michael Antrikin, of record in Instrument No. 20091123-0107142, Register's Office for Davidson County, Tennessee, dated March 06, 2009 and recorded on November 23, 2009.

Being the same property conveyed to William E. Conn, married by Warranty Deed from Michelle Dawn Antrikin nka Michelle D. Weber, and Glen Weber, wife and husband, of record in Instrument No. 20150710-0067417, Register's Office for Davidson County, Tennessee, dated July 10, 2015 and recorded on July 10, 2015.

William E. Conn never occupied said property as his primary residence.

This conveyance is subject to A) property taxes, which have been prorated and assumed by the Grantee(s) herein; B) Instruments of record in Book 2854, Page 20; Register's Office for Davidson County, Tennessee.

unimproved ( )
This is improved (X) property, known as 2323 Ridgeland Drive, Nashville, Tennessee 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 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 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/our hand(s) this 18th day of September, 2015.

William E. Conn

Davidson County DEEDWARR
Recvd: 09/21/15 15:27 3 pgs
Fees:18.00 Taxes:691.90
20150921-0095927

STATE OF Tennessee
COUNTY OF Davidson

On this the 18th day of September, 2015, before me personally appeared William E. Conn, married to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the 18th day of September, 2015.

Notary Public

My Commission Expires: 2/21/2017

(SEAL)

ROBYN DUBRAY
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires

RETURN TO:
Homeland Title, LLC
1896 General George Patton
Franklin, TN 37067
Phone: (615)599-9959

True Copy Certification

I, Cari Mule' 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 therewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of Tennessee
County of Williamson

Personally appeared before me, Robyn DuBray, a notary public for this county and state, Cari Mule', 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: 02/21/17

