Davidson County	DEEDWARR
Recvd: 09/25/15 13:43	2 pgs
Fees:13.00 Taxes:171.89	
20150925-0097720	

This instrument prepared by & return to: Fearnley, Martin & McDonald, PLLC
25 Century Blvd, Suite 402
Nashville, TN 37214

WARRANTY DEED

THIS INDENTURE made and entered into this 23rd day of September, 2015, by and between Tonie Do, a married woman, party of the first part, and Wendi McConnell, a married woman, party of the second part.

WITNESS: That for and in consideration of ten and no/100 Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt of all of which is hereby acknowledged, said party of the first part has bargained and sold and does hereby bargain, sell, convey, and confirm unto said party of the second part the following described real estate, situated and being in the County of Davidson, State of Tennessee, to wit:

LAND IN DAVIDSON COUNTY, TENNESSEE, BIENG LOT NO. 14-B ON THE ZONE LOT DIVISION, LOT 14, 16 AND 18 OF SECTION 4 OF LAKEVIEW HILLS SUBDIVISION, OF RECORD IN PLAT BOOK 6250, PAGE 213, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAT REFERENCE IS MADE FOR A MORE COMPLETE AND ACCURATE DESCRIPTION.

Being all or part of the same property conveyed to Tonie Do and Wendi McConnell by virtue of that certain Quit Claim Deed dated June 25, 2012, at Instrument No. 20120731-0067453 in the Register's Office of Davidson County, Tennessee.
Seller warrants that this property has been used for investment purposes only and never as her primary residence.

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), her heirs and assigns forever; and I do covenant with the said GRANTEE(S) that I am lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, except for year 2015 Davidson County real property taxes, being a lien not yet due and payable and restrictions at Plat Book 6250, Page 213 and Book 6256, Page 28, Book 6431, Page 298 in the Register's Office of Davidson County, Tennessee.; and I do further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), her heirs and assigns, against the lawful claims of all persons whomsoever.

The word "party" as used herein shall mean "parties" if it refers to more than one person or entity, and pronouns shall be construed according to their proper gender and number according to the context hereof.

WITNESS the signature of the party of the first part the day and year first above written.

Tonie Do

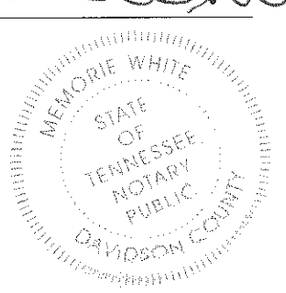
STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me a Notary Public in and for said State and County, duly commissioned and qualified, Tonie Do, with whom I am personally acquainted, or proved to me to be on the basis of satisfactory proof, and who acknowledged that she executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal at office this 23rd day of September, 2015.

Notary Public

My Commission Expires: 2.3.17



Property Owner & Address: Wendi McConnell
600 German Lane
Franklin, TN 37067

Tax Parcel No 10816026800

Property Address: 1615 Western Shore Dr
Nashville, TN 37214

MAIL TAX BILLS TO: Wendi McConnell
600 German Lane
Franklin, TN 37067

STATE OF TENNESSEE
COUNTY OF DAVIDSON

I, or we, hereby swear or affirm that to the best of Affiant's knowledge, information and belief the actual consideration for this transfer of value of the property transferred, whichever is greater is $46,457.57 which amount is equal to or greater than the amount which the property would command at a fair and voluntary sale.

Wendi McConnell
AFFIANT

SUBSCRIBED AND SWORN TO before me this 23rd day of September, 2015.

Memorie White
Notary Public

My Commission Expires: 7.3.17

MEMORIE WHITE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Certificate of Authenticity

I, Crystal Sarth, 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.

Signature

State of Tennessee
County of Davidson

Personally appeared before me, Ashlee D. Page, a notary public for this county and state, Crystal Sarth, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Ashlee D. Page
Notary's Signature

My Commission Expires: 9-10-18

ASHLEE D. PAGE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY