BILL GARRETT, Davidson County
Trans:T20150094693 DEEDWARR
Recvd: 11/06/15 08:53 2 pgs
Fees:13.00 Taxes:466.20
20151106-0113137

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is 126,000.00

Affiant

Subscribed and sworn to before me, this 25th day of September, 2015.

Notary Public

My commission expires: 10/18/16

DANA DELWORTH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
HARPETH ESCROW, LLC
117 TWO MILE PIKE
GOODLETTSVILLE, TN 37072

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
Michael Conrad **Karen Conrad**	American Financial Resources	**05208009600**
7618 SE 152nd Ave. ~~1212 Sioux Ter~~	9 Sylvan Way	
Portland, OR 97236 ~~Madison, TN 37115~~	Parsippany, NJ 07054	

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

Anthony Todd Daniel, an unmarried man

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

Michael A. Conrad and wife, Karen S. Conrad, individually and Iva J Conrad, married, individually

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:

Lot No. 192 on the Plan of Sequoia Valley Subdivision, Section Four, of record in Plat Book 5200, Page 215, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete and accurate description of the metes and bounds of said lot.

Being the same property conveyed to Anthony Todd Daniel, an unmarried man, by Warranty Deed from Beverly Cohron McManus, a married woman, dated 11/15/2002 and recorded on 11/20/2002 in Instrument Number 20021120-0144304, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

All easements, restrictive covenants and conditions, and other matters of record, including items set out on any applicable plat of record.

This is improved (X) unimproved (_____) property known as 1212 Sioux Ter, Madison, TN 37115.

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 in 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.

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 ~~25th~~ 28th day of ~~September~~ October, 2015.

Anthony Todd Daniel

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, a Notary Public of said County and State, Anthony Todd Daniel, the within named Grantor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this ~~25th~~ 28th day of ~~September~~ October, 2015.

Notary Public

My Commission Expires: 11-20-2018

KEVIN BRADY
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY