BILL GARRETT, Davidson County
Trans:T20150104605 DEEDWARR
Recvd: 12/10/15 15:23 2 pgs
Fees:13.00 Taxes:684.50
20151210-0124558

# Warranty Deed




STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, ~~whichever is~~ greater, for this transfer is $185,000.00

Affiant

Subscribed and sworn to before me, this the 9th day of December, 2015.

Notary Public

My commission expires: 7-2-18

**THIS INSTRUMENT WAS PREPARED BY**
**WAGON WHEEL TITLE**
**202 SOUTH 11TH STREET**
**NASHVILLE, TN 37206**
**615.650.5100**

| Address of New Owner(s) as follows: | Send Tax Bills To: | Map/Parcel Numbers: |
|---|---|---|
| John Donelson IV | New Owner | |
| P.O. Box 60555 | | 082-16-0-417.00 |
| Nashville, TN 37206 | | |

FOR AND IN CONSIDERATION OF THE SUM OF ONE DOLLAR ($1.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE, **ADRIENNE CONNER FKA ADRIENNE L. LEE, UNMARRIED**, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **JOHN DONELSON IV, UNMARRIED**, HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/THEIR HEIRS AND ASSIGNS, A 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. 18 on the Plan of Shelby Hills of record in Plat Book 3600, Page 17, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Said Lot No. 18 fronts 50 feet on the Easterly side of South 10th street and runs back between parallel lines 205.14 feet to a line at the rear on which it measures 50 feet thereon.

Being the same property conveyed to James E. Hurt and wife, Edna B. Hurt, by deed of record in Book 3764, Page 557, Register's Office for Davidson County, Tennessee. James E. Hurt having predeceased Edna B. Hurt. Edna B. Hurt having since died leaving her heirs at law James E. Hurts, Jr., Barbara Graves, and Sandra Lynch, reference Heirship Affidavit of record in Instrument No. 20050615-0068605, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Adrienne L. Lee, unmarried by Warranty deed from James E. Hurt, Jr., and Barbara Graves and Sandra Lynch of record in Instrument No. 20050615-0068606 Register's Office for Davidson County, Tennessee, dated May 26, 2005 and recorded on June 15, 2005.

This conveyance is subject to all restrictions, easements and planning documents of record, and current year's taxes and subsequent years, a lien not yet due and payable.

This is improved property known as 515 South 10th Street, Nashville, TN 37206.

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), his/her/their heirs

and assigns forever; and I/we do covenant with the said GRANTEE(S) that I/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 I/we do further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/their heirs and assigns, against the lawful claims of all persons whomsoever.

Wherever used, the singular number shall include the plural, the singular, and the use of any gender shall be applicable to all genders.

WITNESS MY/OUR HANDS EFFECTIVE AS OF THE 9th day of December, 2015.

Adrienne Conner FKA Adrienne L. Lee
**Adrienne Conner FKA Adrienne L. Lee**

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Adrienne Conner FKA Adrienne L. Lee, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this 9th day of December, 2015.

Notary Public

My Commission Expires: 7-2-18

J. BRANDON MILLER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
Commission Expires July 2, 2018