PREPARED BY & RETURN TO:

1ST QUALITY TITLE, LLC
661 LONE OAK ROAD
MT. JULIET, TN 37122

BILL GARRETT, Davidson County
Trans:T20150107676 DEEDWARR
Recvd: 12/21/15 15:11 2 pgs
Fees:13.00 Taxes:399.60
20151221-0128193

WARRANTY DEED

FOR AND IN CONSIDERATION the sum of ONE DOLLAR, cash in hand paid, the receipt of which is hereby acknowledged, the undersigned, Jason T. Conner and Stephanie D. Conner, husband and wife has this day bargained and sold and does hereby transfer and convey unto Jeremy W. Bruce, his heirs and assigns, forever, that certain parcel of real estate located in Davidson County, the state of Tennessee, and being described as follows, to-wit:

Being Lot No. 346 on the Plan of Cloverhill, Section VI, as of record in Plat Book 2133, Page 89, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

Being the same property conveyed to Jason T. Conner and Stephanie D. Conner, husband and wife, by WARRANTY DEED, from Darcy C. West, dated July 7, 2004, and recorded July 15, 2004, of record in Instrument No. 20040715-0084352, Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all existing easements and restrictions of record.

This is improved property known as 2851 Emery Drive, Nashville, Tennessee 37214.

TO HAVE AND TO HOLD said real estate, together with all of the appurtenances, estate and title thereunto belonging, unto the said Jeremy W. Bruce, his heirs and assigns, forever.

The undersigned covenants with the said Grantees that it is lawfully seized and possessed of said parcel of real estate and that it has a good right to convey the same and that it is unencumbered, except as otherwise herein set out, and except for the lien of the current years taxes.

The undersigned further covenants and binds itself, its successors and assigns, to forever warrant and defend the title to said real estate to the Grantees, their heirs and assigns, against the lawful claims of all person, whomsoever.

WITNESS OUR HANDS THIS THE 15th day of December, 2015.

Jason T. Conner

Stephanie D. Conner

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public in and for the state and county mentioned, personally appeared Jason T. Conner and Stephanie D. Conner, husband and wife with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged himself/herself to be the within named bargainor(s), executed the foregoing instrument for the purposes therein contained.

Witness my hand this 15th day of December, 2015.

KRISTI McCOY STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

Kristi McCoy
NOTARY PUBLIC
MY COMMISSION EXPIRES 3/27/19

AFFIDAVIT

I hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $108,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant

Subscribed and sworn to before me this 15th day of December, 2015.

Kristi McCoy
NOTARY PUBLIC

My Commission Expires:
3/27/19

KRISTI McCOY STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

Map & Parcel No.: 096-10-0-151.00

Name and address of new owner:
Send tax bills to:
Jeremy W. Bruce
2851 Emery Drive
Nashville, TN 37214