WARRANTY DEED

File #2016010072

Vanessa E. Allen Notary Public STATE OF TENNESSEE Rutherford County

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $121,~~000~~.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29th day of February, 2016.

Notary Public

MY COMMISSION EXPIRES: 8/18/18

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Biltmore Title, LLC
538 Brandies Circle Ste 101
Murfreesboro, TN 37128

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Marsha J. Conner and Steven W. Conner	IberiaBank Mortgage Company	42-11-B/8CO
(NAME) 207 Mayflower Lane S.	(NAME) 12719 Cantrell	
(ADDRESS) Madison, TN 37115	(ADDRESS) Little Rock, AR 72223	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

BILL GARRETT, Davidson County
Trans:T20160017255 DEEDWARR
Recvd: 03/02/16 13:38 2 pgs
Fees:13.00 Taxes:451.03

20160302-0020021

FOR AND 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 ACKNOWLEDGED, I/WE, **Joy Elizabeth Conkwright, Married,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Marsha J. Conner and Steven W. Conner, Wife and Husband,** 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:

Being Apartment Unit No. 207 of Heritage Village Condominiums created under Title 66, Section 27-101, et seq., as amended, Tennessee Code Annotated, and as established by a Master Deed of record in Book 4758, Page 179 and amended in Book 4808, Page 829, Book 5102, Page 383 and Book 6380, Page 989 and further supplemented and amended by Instrument of record in Book 6484, Page 287, Register's Office for Davidson County, Tennessee, together with the undivided percentage interest in the Common elements appurtenant to said Unit as set forth in said Master Deed as supplemented and amended. Reference is hereby made to the plat of Heritage Village Condominiums set forth as Exhibit "A" of said supplement and amendment to Master Deed, for a more complete identification and description of such unit.

Being the same property conveyed to John R. Rose and Helen E. Rose, by Quitclaim Deed from Joy E. Conkwritght, dated 12/08/09, of record in Instrument No. 20100308-0017436 , said Register's Office. The said John R. Rose having since died on August 19, 2010 and the said Helen E. Rose having since died on April 19, 2015. By First Codicil to the Last Will and Testament of Helen E. Rose, attached to Affidavit of Heirship of record in Instrument No. 20150609-0054256 and corrected in Instrument No. 20150615-0056813, title to said property was devised to Joy Elizabeth Conkwright.

*****This was neither the principal residence of the Grantor, nor her spouse, nor any dependents*****

This conveyance is subject to: Taxes for the year 2016, a lien, not yet due or payable.; Easement as of record in Book 5084, Page 580, said Register's Office.; Easement for Stormwater Detention Agreement as of record in Book 6979, Page 521, said Register's Office.; Charter as of record in book 6418, Page 478, said Register's Office.; Master Deed of record in Book 4758, Page 179; amended in Book 4808, Page 829; Book 5102, Page 383; Book 6380, Page 989; Book 6484, Page 287 and Instrument No. 20040804-0093767, said Register's Office.; By-Laws as of record in Book 4758, Page 190, amended in Book 9256, Page 848 and in Instrument No.. 20031229-0183195, said Register's Office.; Affidavit of Heirship as of record in Instrument No. 20150609-0054256 and corrected in Instrument No. 20150615-0056813, said Register's Office.

unimproved ☐
This is improved ☒ property, known as **207 Mayflower Lane S, Madison,TN,37115**

(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 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 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 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 our hands this 29th day of February, 2016.

Joy Elizabeth Conkwright

STATE OF TENNESSEE

COUNTY OF RUTHERFORD

Before me, the undersigned Notary Public, personally appeared Joy Elizabeth Conkwright, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that she executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal at office, this 29th day of February, 2016.

Notary Public

Commission expires:

8/18/18

STATE OF TENNESSEE NOTARY PUBLIC Vanessa E. Allen Rutherford County

RETURN RECORDED DOCUMENTS TO:

Biltmore Title, LLC
538 Brandies Circle Ste 101
Murfreesboro TN 37128