NEW OWNER:
WILLIAM E. CONN
416 STEWARTS FERRY PIKE
NASHVILLE, TN 37214

SEND TAX BILLS TO:
204 Banbury Close
Brentwood, TN 37027

THIS INSTRUMENT PREPARED BY:

Rochelle, McCulloch & Aulds, P.L.L.C.
Attorneys at Law
109 North Castle Heights Ave.
Lebanon, TN 37087

FILE NO: 16-0413

Map & Parcel
096110A02400

Space for Recorder's stamp

Davidson County DEEDWARR
Recvd: 05/09/16 09:40 4 pgs
Fees:23.00 Taxes:277.50
20160509-0045572

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **Seventy-Five Thousand and 00/100 Dollars ($75,000.00)** cash in hand paid, the receipt of which is hereby acknowledged, **MICHAEL LAMBERT, unmarried** ("Grantor") has this day bargained and sold and by these presents do hereby transfer and convey unto **WILLIAM E. CONN, married**("Grantee"), his heirs and assigns, forever, the following tract or parcel of land, situated and lying in **DAVIDSON** County, Tennessee, bound and described as follows, to-wit:

Land located in DAVIDSON County, Tennessee, and being known and designated as all of Unit C-8 of Hickory Place Condominiums created under Title 66, Sec. 27-101, et seq. as amended, Tennessee Code Annotated, and established by a Master Deed, from Frank C. Batson and wife, Judy W. Batson, of record in Book 6472, Page 435, and re-recorded in Book 6476, Page 663, Register's Office for Davidson County, Tennessee, together with the undivided percentage interest in common elements appurtenant to said unit as set forth in said Master Deed. Reference is hereby made to the plat of the Hickory Place Condominiums set forth in Exhibit "A" of said Master Deed, for a more complete identification and description of said unit.

Being the same property conveyed to MICHAEL LAMBERT, unmarried by Warranty Deed from Linda J. Jackson, unmarried, dated August 31, 1995, and of record in Book 9784, Page 471, Register's Office for DAVIDSON County, Tennessee.

This description is the same as in the prior deed.

THIS IS IMPROVED PROPERTY which has the address of **416 STEWARTS FERRY PIKE, NASHVILLE, TN 37214**.

TO HAVE AND TO HOLD said property, together with any and all appurtenances and improvements thereunto, belonging to the said Grantee, his heirs and assigns, in fee simple, forever.

GRANTOR covenants with said Grantee that Grantor is lawfully seized and possessed of said property; that Grantor has a good and lawful right to make this conveyance; that the same is free, clear and unencumbered, except as noted herein; and Grantor will forever warrant and defend the title thereto against the lawful claims of all persons whomsoever.

THIS CONVEYANCE is made subject to all visible easements, rights-of-way and matters shown on the plat of record in Master Deed of record in Book 6472, Page 435, and re-recorded in Book 6476, Page 663, and any and all restrictions, existing roadways, easements and rights-of-way of record.

POSSESSION shall be given date of deed.

PROPERTY TAXES for the current year shall be prorated as of date of deed.

WITNESS OUR SIGNATURE hereto this 6th day of May, 2016.

Michael Lambert

MICHAEL LAMBERT

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a notary public in and for the state and county aforesaid, **MICHAEL LAMBERT**, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at office this 6th day of May, 2016.

NOTARY PUBLIC

My commission expires:

MATTHEW H. RYAN
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY
MY COMM. EXP. 6-26-2018

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The actual consideration or value, whichever is greater, for this transfer is **$75,000.00**.

AFFIANT

Sworn to and subscribed to before me this 6th day of May, 2016.

NOTARY PUBLIC

My commission expires: 3/3/19

CASSIE LOVVORN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

True Copy Certification

I, Cari Mule' 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 therewith 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 Williamson

Personally appeared before me, Cassie Lovvorn, a notary public for this county and state, Cari Mule', who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 03/03/2019

CASSIE LOVVORN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY