BILL GARRETT, Davidson County
Trans:T20160049684 DEEDWARR
Recvd: 06/13/16 10:43 2 pgs
Fees:13.00 Taxes:610.50
20160613-0059409

MARY BIRTHRIGHT NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY Commission Expires 08-20-2016

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $165,000.00

Affiant

Subscribed and sworn to before me, this 10TH DAY OF JUNE, 2016.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Birthright Title & Escrow, LLC
515 Rivergate Parkway, Ste. 111
Goodlettsville, TN 37072

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Sean K. Connor, a single man	Sean K. Connor (NAME)	00900011300
7973 Ridgewood Drive (ADDRESS)	7973 Ridgewood Drive (ADDRESS)	
Goodlettsville, TN 37072 (CITY) (STATE) (ZIP)	Goodlettsville, TN 37072 (CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, we Paul Wilson Whittle, unmarried , hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto Sean K. Connor, a single man, hereinafter called the Grantees, their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

LAND IN THE 14TH CIVIL DISTRICT OF DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 1, ON THE SUBDIVISION OF THE DANIEL SMERCHECK PROPERTY, OF RECORD IN BOOK 4470, PAGE 21, REGISTER'S OFFICE FOR COUNTY, DESCRIBED AS FOLLOWS: BEGINNING AT A POINT IN THE NORTHWESTERLY MARGIN OF RIDGEWOOD DRIVE, SAID POINT BEING THE SOUTHEAST CORNER OF PROPERTY CONVEYED TO J. L. GROVES AND WIFE, BY DEED OF RECORD IN BOOK 2704, PAGE 276, REGISTER'S OFFICE FOR SAID COUNTY; THENCE WITH GROVES SOUTHERLY LINE, NORTH 79° 30' WEST 330 FEET TO AN IRON PIN; THENCE SOUTH 18° 00' EAST 375 FEET TO AN IRON PIN; THENCE NORTH 72° 00' EAST 300 FEET TO A POINT IN THE NORTHWESTERLY MARGIN OF RIDGEWOOD ROAD; THENCE WITH SAME, NORTH 18° 00' WEST 212 FEET TO THE POINT OF BEGINNING.

BEING THE SAME PROPERTY CONVEYED TO PAUL WHITTLE AND WIFE, CLARICE R. WHITTLE, BY DEED FROM DANIEL SMERCHECK AND WIFE, GLADYS SMERCHECK, OF RECORD IN BOOK 4628, PAGE 826, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE. THE SAID CLARICE R. WHITTLE HAVING SINCE DIED.

PAUL W HITTLE AND PAUL WILSON WHITTLE BEING ONE AND THE SAME PERSON.

JOYCE KHAN EXECUTES THIS INSTRUMENT AS ATTORNEY-IN-FACT ON BEHALF OF PAUL WILSON WHITTLE, PURSUANT TO POWER OF ATTORNEY OF RECORD BY INSTRUMENT NO. 20160613-0059408, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

THIS CONVEYANCE IS SUBJECT TO TAXES FOR THE YEAR 2016 AND SUBSEQUENT YEARS.

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

unimproved ( )
This is improved (X) property, known as 7973 Ridgewood Drive, Goodlettsville, TN 37072
(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

WARRANTY DEED
(Continued)

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 10th day of June, 2016.

Paul Wilson Whittle

By: Joyce Khan Attorney in fact
Joyce Khan, Attorney-in-Fact

State of Tennessee
County of Davidson

On this 10th day of June, 2016, before me, a Notary Public, in and for said County and State, personally appeared Joyce Khan, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of Paul Wilson Whittle, acknowledged that such persons executed the same as the free act and deed of the said Paul Wilson Whittle.

Witness my hand and seal, this 10th day of June, 2016.

Mary Birthright
Notary Public

MARY BIRTHRIGHT
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 08-20-2019

My commission expires:

RETURN TO:
Birthright Title & Escrow, LLC
515 Rivergate Parkway, Ste. 111
Goodlettsville, TN 37072