Davidson County DEEDWARR
Recvd: 07/18/16 11:25 3 pgs
Fees:18.00 Taxes:175.75
20160718-0073458

WARRANTY DEED

FSBO16-0500

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $47,500.00

Affiant

Subscribed and sworn to before me this 15th DAY OF July, 2016.

Notary Public

MY COMMISSION EXPIRES: 10.12.19
(AFFIX SEAL)

STATE OF TENNESSEE NOTARY PUBLIC LAURA PERRY WILLIAMSON COUNTY My Commission Expires

THIS INSTRUMENT WAS PREPARED BY
Homeland Title, LLC
1896 General George Patton Drive
Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
William Walker, III	William Walker, III	
500 Paragon Mills Rd. #N-13 (ADDRESS)	500 Paragon Mills Rd. #N-13 (NAME) (ADDRESS)	
Nashville, TN 37211-3739 (CITY) (STATE) (ZIP)	Nashville, TN 37211-3739 (CITY) (STATE) (ZIP)	133110A09500CO

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, we WILLIAM E. CONN, MARRIED, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto WILLIAM WALKER, III, a single man, hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

Land in Davidson County, Tennessee, being Unit No. N-13 of Canterbury Hall Condominiums, a Condominium or horizontal property regime established by Master Deed of record in Book 5440, Page 255, as amended in by Amendment to Master Deed of record in Book 5441, Page 819, in the Register's Office for said County, and shown on Plan of record in Plat Book 5200, Page 159, said Register's Office, together with each and all of the rights, privileges, and appurtenances thereunto belonging, as set forth in the said Master Deed and By-laws which are an exhibit thereto, including without limitation such Unit's undivided percentage interest in the land and common elements reflected in said Master Deed and Plan.

Being the same property conveyed to Joseph D. Kelley by Warranty Deed from RIT Nashville, LLC, a Florida Limited Liability Company, of record in Instrument No. 20130626-0065469, Register's Office for Davidson County, Tennessee, dated June 20, 2013 and recorded on June 26, 2013.

Being the same property conveyed to William E. Conn by Warranty Deed from Joseph D. Kelley, a single man, of record in Instrument No. 20141216-0114789, Register's Office for Davidson County, Tennessee, dated December 15, 2014 and recorded on December 16, 2014.

This conveyance is subject to A) property taxes, which have been prorated and assumed by the Grantee(s) herein; B) Instruments of record in Book Plat Book 5200, Page 159, Book 5440, Page 255, as amended in Book 5441, Page 819, Book 5440, Page 298, as amended in Book 5865, Page 101, Book 5446, Page 152, Book 4308, Page 647, Instrument No. 20090615-0055410, Register's Office for Davidson County, Tennessee.

This is not the primary residence of the said William E. Conn.

Being also known as 500 Paragon Mills Rd. #N-13, Nashville, Tennessee 37211-3739

unimproved ( )
This is improved (X) property, known as 500 Paragon Mills Rd. #N-13 , Nashville, Tennessee 37211-3739
(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 GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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 my/our hand(s) this 15th day of July, 2016.

William E. Conn

STATE OF Tennessee
COUNTY OF Davidson

On this the 15th day of July, 2016, before me personally appeared William E. Conn, married to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the 15th day of July, 2016.

Notary Public

My Commission Expires: 2/21/2017

(SEAL)

ROBYN DUBRAY
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires

RETURN TO:
Homeland Title, LLC
1896 General George Patton
Franklin, TN 37067
Phone: (615)599-9959

True Copy Certification

I, Jamie Ivey, 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, William S. Corley, a notary public for this county and state, Jamie Ivey, 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: 06/28/2017

WILLIAM S CORLEY
STATE OF TENNESSEE NOTARY PUBLIC
MARSHALL COUNTY