WARRANTY DEED

Emily Kornbau
State of Tennessee Notary Public
Sumner County
My Commission Expires June 19, 2018

State of Tennessee
County of Rutherford

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $315,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 12th day of July, 2016

Notary Public

MY COMMISSION EXPIRES: 6/19/18

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Legacy Title and Escrow, LLC, 330 Robert Rose Dr., Murfreesboro, TN 37129

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Buffy Delano Jenson Wilson		173 09 0B 135.00
(NAME)	(NAME)	
2725 Amber Crest Ct.	← new owner	
(ADDRESS)	(ADDRESS)	
Antioch, TN 37013		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

Davidson County DEEDWARR
Recvd: 09/08/16 15:09 3 pgs
Fees:18.00 Taxes:1167.35
20160908-0094767

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Lyndon Conn and Amelia S. Conn,** hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **Buffy Delano Jenson Wilson, an unmarried woman,** 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:

Land in Davidson County, Tennessee, being Lot No. 340 on the plan of Barnes Cove, Phase 3, Section 1, as of record in Instrument No. 20060113-0005373, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description of said lot.

Being the same property conveyed to Lyndon Conn and Amelia S. Conn, husband and wife from Capitol Homes, Inc. by virtue of Warranty Deed for $255,785.00 dated June 25, 2014 and recorded July 2, 2014 as Instrument No. 20140702-0058006, Register's Office for Davidson County, Tennessee.

unimproved ☐

This is improved ☑ property, known as 2725 Amber Crest Ct., Antioch, TN 37013
(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 my/our hands this 12th day of July, 2016.

Lyndon Conn

Amelia S. Conn

State of Tennessee
County of Franklin

Personally appeared before me, a notary public in and for the state and county aforementioned, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who, upon oath, acknowledged themselves to be of Lyndon Conn and Amelia S. Conn and that they as such executed the foregoing instrument for purposes therein contained, by signing the name of the entity by themselves as

WITNESS my hand and seal this 12th day of July, 2016.

Notary Public Jamie D Knight
My Commission Expires: 6-9-17

JAMIE D. KNIGHT
STATE OF TENNESSEE
NOTARY PUBLIC
FRANKLIN COUNTY

File No.: 14376

True Copy Certification

I, Marjorie Kaup Haines, 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 herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Marjorie Kaup Haines
Signature

State of TN

County of Williamson

Personally appeared before me, Chris Mule, a notary public for this county and state, Marjorie Kaup Haines 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: 1/13/2020
Notary' Seal (if on paper)

CHRIS MULE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY