BILL GARRETT, Davidson County
Trans:T20160086134 DEEDWARR
Recvd: 09/30/16 11:33 2 pgs
Fees:13.00 Taxes:1156.25
20160930-0103273

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $312,500.00.

Kerry D. Connor
Affiant

Subscribed and sworn to before me, this 28th day of September, 2016.

Mitchell A. Watts
Notary Public

My commission expires: 8.21.17

MITCHELL A. WATTS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF SUMNER
(Notary Stamp)

**THIS INSTRUMENT PREPARED BY:**
Keith H. Solomon, Attorney
SolomonParks Title & Escrow, LLC
4025 Hillsboro Pike Suite 601
Nashville, TN 37215

# WARRANTY DEED

| Address of New Owner | Send Tax Bills To | Map-Parcel Number |
|---|---|---|
| Richard Daniels and Kylynn Daniels | New Owner | 141-15-0D-042.00-CO |
| 7608 Staffordshire Drive | " | |
| Nashville, TN 37221-4617 | " | |

FOR AND IN CONSIDERATION of the sum of Ten dollars ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, WE,

**Richard J. Connor, Jr. and Kerry D. Connor, husband and wife**

(hereinafter called the "Grantor"), have bargained and sold, and by these presents do transfer and convey unto

**Richard Daniels and Kylynn Daniels, husband and wife**

(hereinafter called the "Grantee"), his heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to-wit:

BEING Lot No. 42 on the Plan of Final P.U.D. (Planned Unit Development) Plan of Resubdivision of Lots 12 thru 16, 42 & 43, Phase I, "Sheffield" on The Harpeth of record in Plat Book 6900, Page 182, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

BEING the same property conveyed to Richard J. Connor, Jr., and wife, Kerry D. Connor, by Warranty Deed dated December 18, 1998 and recorded on December 21, 1998, from Kyle J. Cavanaugh and wife, Christie L. Cavanaugh, of record in Book 11260, page 813, in the Register's Office for Davidson County, Tennessee.

This is improved property known as 7608 Staffordshire Drive, Nashville, TN 37221.

TO HAVE AND TO HOLD the said tract of parcel of land, together with any and all appurtenances, estate, title and interest thereto belonging to the said Grantee, his heirs and assigns, forever.

GRANTOR COVENANTS with the said Grantee that he is lawfully seized and possessed of said land in fee simple, has a good right to convey it and the same is unencumbered, except as follows:

1. Real estate taxes for the current year, which have been prorated between the parties herein and assumed by the Grantee.

2. Matters, if any, shown on any applicable Plan of record in the Register's Office for Davidson County, Tennessee.

3. Covenants, conditions, restrictions, reservations and easements, if any, contained in former instruments of record pertaining to subject property.

GRANTOR FURTHER COVENANTS and binds himself, his heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, his 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.

IN WITNESS WHEREOF the Grantor has hereunto executed this instrument on this the 28th day of September, 2016.

Richard J. Connor, Jr.

Kerry D. Connor

**STATE OF TENNESSEE**
**COUNTY OF DAVIDSON**

Personally appeared before me, the undersigned, a Notary Public, in and for said County and State, the within named, Richard J. Connor, Jr. and Kerry D. Connor, the bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that they executed the within instrument for the purposes therein contained, and who swore to the statements made above and subscribed their names above.

Witness my hand and official seal this 28th day of September, 2016.

Notary Public

My Commission Expires: 8.21.17

MITCHELL A. WATTS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF SUMNER