WARRANTY DEED

ZANA C. PETTY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 480,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 11th day of October, 2016

Notary Public:

MY COMMISSION EXPIRES: 7.2.18
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY:
RICHARD A. NORTHCUTT, METROPOLITAN ESCROW, INC., 217 PINEWAY DRIVE, NASHVILLE, TN 37217

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP - PARCEL NUMBERS:
Richard Joseph Connor, Jr.	Farmington Mortgage	Parcel ID:
192 Forestwood Drive	2002 Richard Jones Rd., Ste. 300A	10309001800
Nashville, TN 37209	Nashville, TN 37215	

FOR AND IN CONSIDERATION OF the sum of Ten Dollars, cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, we

Richard J. Connor and wife, Brenda B. Connor

hereinafter called the GRANTORS, has bargained and sold, and by these presents do transfer and convey unto

Richard Joseph Connor, Jr. and wife, Kerry D. Connor

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. 81, on the Plan of Hillwood Park, as of record in Book 3300, page 27 and 28, Register's Office for said County, described as follows:

Beginning at a point in the southeasterly margin of Forestwood Drive at the corner of Lots 80 and 81; thence with the line between said lots, southeasterly 155.3 feet to a corner of Lot 82; thence with the line between Lots 81 and 82, southwesterly 204.7 feet to a point in the northeasterly margin of Stoneway Trail; thence with the same, northwesterly 204.46 feet to a point at the beginning of a curve; thence around said curve, northeasterly 39.27 feet to a point in the southeasterly margin of Forestwood Drive; thence with the same, northeasterly 184.2 feet to the point of beginning.

Being the same property conveyed to Richard J. Connor and Rose Curley Connor by deed from Delton H, Payne, Jr. and Barbara L. Payne, of record in Book 4009, Page 73, said Register's Office, dated April 15, 1966. The said Rose Curley Connor now being deceased, and title vested in Richard J. Connor as surviving tenant by the entirety.

This conveyance is subject to Restrictive Covenants of record in Book 3312, Page 104, Register's Office for said County.

This conveyance is made subject to: (1) 2016 taxes, which have been prorated and paid by the Grantors; (2) All matters appearing on the Plan of record in Book 3300, Page 27 and 28, said Register's Office.

This conveyance is subject to any and all, recorded and unrecorded, zoning regulations, building restrictions and setback lines, easements and rights of way for public utilities.

Unimproved ( )

This is Improved (X) property, known as 192 Forestwood Drive, Nashville, TN 37209

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.

BILL GARRETT, Davidson County
Trans:T20160090302 DEEDWARR
Recvd: 10/13/16 11:00 2 pgs
Fees:13.00 Taxes:1776.00
20161013-0108253

Witness our hands this 11th day of October, 2016.

Richard J. Connor

Brenda B. 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 and Brenda B. Connor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 11th day of October, 2016.

My Commission Expires: 2-2-18

Notary Public

ZANA C. PETTY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.