Davidson County DEEDWARR Recvd: 01/05/17 12:17 3 pgs Fees:18.00 Taxes:372.78 **20170105-0001356**	STATE OF Tennessee COUNTY OF Davidson THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $100,750.00 Affiant Subscribed and sworn to before me, this 3rd DAY OF January, 2017. Notary Public MY COMMISSION EXPIRES: 2/26/2018 (AFFIX SEAL)
WARRANTY DEED PHE16-0416	

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
Shelby Lynne Haley	Regions Bank	
416 Stewarts Ferry Pike	(NAME) 2050 Parkway Office Circle	
(ADDRESS) Nashville, TN 37214-3442	(ADDRESS) Hoover, AL 35244	096-11-0A-024.00CO
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

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, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto SHELBY LYNNE HALEY, AN UNMARRIED WOMAN, 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:

A certain condominium located in Davidson County, Tennessee, being Unit No. C-8 of Hickory Place Condominiums, a Condominium Development established pursuant to the provision of the Tennessee Horizontal Property Act as the same is set out in Section 66-27-101, et seq. of the Tennessee Code Annotated, under the Master Deed establishing Hickory Place Condominiums of record in Book 6472, Page 435 and re-recorded in Book 6476, Page 663, in the Register's Office for Davidson County, Tennessee, and subject to the provisions and requirements thereof, and the By-Laws for the administration thereof, and all easements, rights, and interest in favor of other unit owners, and all sewer, water, electrical, telephone, and other utility easements now or hereafter established over, through, or upon the land embracing the regime and buildings thereof; said Unit being depicted on Exhibit A to said Master Deed; together with a percentage interest in the common elements and voting percentage as set forth in said Master Deed.

Being the same property conveyed to Michael Lambert, unmarried by Warranty Deed from Linda J. Jackson, unmarried, of record in Book 9784, Page 471, Register's Office for Davidson County, Tennessee, dated August 31, 1995 and recorded on September 05, 1995.

Being the same property conveyed to William E. Conn, married by Warranty Deed from Michael Lambert, unmarried, of record in Instrument No. 20160509-0045572, Register's Office for Davidson County, Tennessee, dated May 06, 2016 and recorded on May 09, 2016.

Grantor has never occupied said property as his primary residence.

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 6472, Page 435, Book 6476, Page 663, Book 6654, Page 910, Book 6759, Page 533, Book 7015, Page 182, Book 7015, Page 187, Book 7015, Page 192, Book 6472, Page 429, Book 6391, Page 482, Book 7225, Page 293 and Book 7225, Page 263; Register's Office for Davidson County, Tennessee.

unimproved ( )
This is improved (X) property, known as 416 Stewarts Ferry Pike , Nashville, Tennessee 37214-3442
(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 3rd day of January, 2017.

William E. Conn

STATE OF Tennessee
COUNTY OF Davidson

On this 3rd day of January, 2017, before me personally appeared William E. Conn 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 3rd day of January, 2017.

Notary Public

My Commission Expires:

(SEAL) 2/21/2017



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