BILL GARRETT, Davidson County
Trans:T20170014417 DEEDWARR
Recvd: 02/17/17 09:40 2 pgs
Fees:13.00 Taxes:863.95
20170217-0016398

This Instrument Prepared by:
Legends Title Services, LLC
2494 N. Mt. Juliet Road Suite 300
Mt. Juliet, TN 37122

ADDRESS NEW OWNER:
Jordan Conn & Elizabeth Ritter Conn
725 Chickasaw Avenue
Nashville, TN 37207

SEND TAX BILL TO:
CMG Financial
3160 Crow Canyon Rd, Ste. 400
San Ramon, CA 94583

MAP/PARCEL 071-12-0-131.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars cash in hand paid by hereinafter named GRANTEE, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Daniel G. Priest a single man, hereafter called the GRANTORS,** have bargained and sold, and by these presents, do transfer and convey unto **Jordan Conn and wife, Elizabeth Ritter Conn, hereafter called the GRANTEE,** his heirs and assigns, that certain tract or parcel of land located in Davidson County, State of Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 10 on the Plan of Victory Heights Subdivision of record in Plat Book 1130, Page 97, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Said Lot fronts 60 feet on the North side of Chickasaw Avenue and runs back between parallel lines 150 feet to a dead line. Being the same property conveyed to Polymathic Properties, Inc., a California Corporation by Warranty deed from James Tyner, Jr. of record in Instrument No. 20141218-0116071 Register's Office for Davidson County, Tennessee, dated December 12, 2014 and recorded on December 18, 2014.

Being the same property conveyed to Daniel G. Priest, a single man by Warranty deed from Polymathic Properties, Inc., a California Corporation of record in Instrument No. 20160105-0000967 Register's Office for Davidson County, Tennessee, dated December 31, 2015 and recorded on January 05, 2016.

This is (improved) unimproved property known as: **725 Chickasaw Avenue, Nashville, Tennessee 37207**

THIS CONVEYANCE is made subject to all taxes, taxes, restrictions, easements, zoning and planning ordinances, and health department regulations that may affect the premises.

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, her heirs and assigns, forever; and,

GRANTORS do covenant with the said GRANTEE that they are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and warrant that

the same is unencumbered unless otherwise herein set out; and,

GRANTORS, do further covenant and bind themselves, their 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.

Possession to be given 10th day of February, 2017.

WITNESS MY HAND on this the 10th day of February, 2017

Daniel G. Priest

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned Notary Public in and for the aforesaid said County and State, **Daniel G. Priest,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledge that he/she/they executed the within Warranty Deed for the purposes therein contained.

WITNESS my hand and official seals at office this 10th day of February, 2017.

NOTARY PUBLIC

My Commission Expires: 7/31/18

JILL HEALEY NOTARY PUBLIC COMMONWEALTH OF VIRGINIA Expires 7/31/18 ID# 7385712

STATE OF TENNESSEE
COUNTY OF Davidson

The actual value or consideration, whichever is greater, for this transfer is $233,500.00.

AFFIANT

Subscribed and sworn to before me this the 10th day of February, 2017.

NOTARY PUBLIC

My Commission Expires: 9/22/2020

JODIE D. PELLEY STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

File No: 1700