Prepared by:
Amy Cross Nance
Attorney at Law
103 Forrest Crossing Blvd Suite 205
Franklin, TN 37064
615-794-5644

RETURN TO:
PREMIER ESCROW, LLC
4301 HILLSBORO ROAD, STE 300
NASHVILLE, TN 37215

BOX 10-A

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $370,000.00

Affiant

Subscribed and sworn to before me, this 23 day of March 2017.

Notary Public
My commission expires:

JOHN GREGORY HARDEMAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN
My Commission Expires MAR 6, 2021

BILL GARRETT, Davidson County
Trans:T20170025052 DEEDWARR
Recvd: 03/24/17 11:20 2 pgs
Fees:13.00 Taxes:1369.00
20170324-0028951

Address of New Owner:	Send Tax Bills to:	Tax Information
Stewart O. Conner 8452 Indian Hills Dr. Nashville TN 37221	SAME	155 10 0A 094.00

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged William A. Schenk and wife, Robin S. Schenk hereinafter referred to as Grantor(s), have bargained and sold, and do hereby transfer and convey to Stewart O. Conner and Jennifer M. Conner, husband and wife, hereinafter called the Grantee(s) their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Being Lot No. 97 on the Plan of McCrory Trace Estates, of record in Plat Book 6900 at page 720 thru 723 as corrected in Book 7825 Page 429, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.

Being the same property conveyed to Williams A. Schenk and wife, Robin S. Schenk by deed dated April 30, 1993, from Construction Associates, Inc. of record in Book 8934 Page 416, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to the following: 1) 2017 taxes, a lien which are not yet due and payable. 2) All matters appearing on the plan of McCrory Trace Estates of record in Plat Book 6900 Page 723, Register's Office for Davidson County, Tennessee. 5) Agreement for Dedication of Public Utilities Easement of record in Instrument No. 20021104-0134797 3) Covenants, conditions, restrictions reservations, easements liens for assessments, options powers of attorney, and limitations on title set forth in

restrictions recorded in Book 7576 Page 846 and in any allied instruments(s) referred to in said restrictions. 4) Charter for McCrory Trace Estates Homeowner's Association, Inc. of record in Book 7576 Page 821. 5) By-Laws of McCrory Trace Estates Homeowner's Association of record in Book 7576 Page 831.

This property is improved property known as 8452 Indian Hills Dr., Nashville, Tennessee 37221

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. Grantors covenant with Grantee(s) that Grantor(s) are lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantor(s) do further covenant and bind themselves, their heirs, assigns and representatives, to warrant and forever defend the title to said land to 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 hand this 23 day of March, 2017.

William A. Schenk
William A. Schenk

Robin S. Schenk
Robin S. Schenk

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named William A. Schenk and Robin S. Schenk, the bargainor(s), 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.

Witness my hand and official seal at Brentwood, Tennessee, this 23rd day of March, 2017.

Notary Public

My Commission expires: 2/25/19

AMY CROSS NANCE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

FILE NO: 09880