BILL GARRETT, Davidson County
Trans:T20170029535 DEEDWARR
Recvd: 04/07/17 12:10 2 pgs
Fees:13.00 Taxes:851.00
20170407-0034289

THIS INSTRUMENT PREPARED BY:

Midtown Title, LLC

1704 Charlotte Avenue, #105

Nashville, Tennessee 37203
File No.: M176053

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $230,000.00

Affiant

AMANDA VAUGHN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Subscribed and sworn to before me, this the 3rd day of April, 2017.

Notary Public
My Commission Expires: 5/5/2020

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Matthew J. McMurrian Cherlyn Y. McMurrian 3509 Thornehill Dr ' Antioch, TN 37013	Southwest Funding	15003042500

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 ($10.00) DOLLARS, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged; We, **Danny J. Conn and Camilla D. Conn, husband and wife**, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto **Matthew J. McMurrian and Cherlyn Y. McMurrian, husband and wife**, 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 471, PLAN OF THE COUNTRY, SECTION TEN, as shown on plat of record in Plat Book 6900, Page 394, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed to Danny J. Conn and wife, Camilla D. Conn by Warranty Deed from Daniel W. Kellum and wife, Deena C. Kellum, recorded on the 12th day of October, 2006 in Instrument No. 20061012-0126990, in the Register's Office of Davidson County, Tennessee.

This is ☒ Improved OR ☐ Unimproved property located at: 3509 Thornehill Dr., Antioch, TN 37013

This conveyance is made subject to 1) Property taxes for the year 2017 a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the Grantor paying their prorated share thereof to the Grantee who will be responsible for payment of said taxes; 2) all applicable zoning ordinances; 3) utility, sewer, drainage and other easements of record; 4) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record; 5) building restrictions; and 6) other matters of public record.

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. Whenever 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, Grantor has executed this instrument on this 3rd day of April, 2017.

Danny J. Conn

Camilla D. Conn

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared **Danny J. Conn and Camilla D. Conn**, the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she/they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office this 3rd day of April, 2017.

AMANDA VAUGHN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Notary Public
My Commission expires: 5/5/2020