BILL GARRETT, Davidson County
Trans:T20170043295 DEEDWARR
Recvd: 05/22/17 11:41 2 pgs
Fees:13.00 Taxes:1239.50
20170522-0050537

State of Tennessee
County of Williamson

The actual consideration or value, whichever is greater, for this transfer is **$335,000.00**

Affiant

Subscribed and sworn to before me, this the 17th day of May, 2017

Notary Public

My commission expires: 6/2/2018
(AFFIX SEAL)

LORI C. WARREN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

THIS INSTRUMENT WAS PREPARED BY:
GREENVUE TITLE & ESCROW, LLC
2207 Crestmoor Road, Suite 101
Nashville, TN 37215

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
Nicholas Lee Conley and Heather Dawn Conley	SUNTRUST MORTGAGE, INC.	**072 A F 019.00**
8208 Londonberry Rd	901 Semmes Avenue	
Nashville, TN 37221	Richmond, VA 23224	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

MICHAEL R. ARNOLD AND WIFE, ANN M. ARNOLD

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

NICHOLAS LEE CONLEY AND WIFE, HEATHER DAWN CONLEY

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS:

Land in Davidson County, Tennessee, being Lot(s) 229, as shown on the map entitled "Sheffield" on the Harpeth, Phase III-B, of record in Plat Book 7900, Page 443, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to MICHAEL R. ARNOLD AND WIFE, ANN M. ARNOLD, by deed from Sean W. Silvernagel and wife, Mary Beth Silvernagel, of record in Instrument No. 20060606-0067051, dated May 25, 2006, said Register's Office.

THIS CONVEYANCE IS MADE SUBJECT TO TAXES FOR THE CURRENT YEAR, ANY AND ALL ZONING REGULATIONS, RESTRICTIONS, SETBACK LINES, EASEMENTS, AND ENCUMBRANCES OF RECORD, IF ANY, AS MAY AFFECT THE PREMISES.

This is improved property known as 8208 Londonberry Road, Nashville, TN 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, his heirs and assigns, forever; and Grantor does covenant with said Grantee that Grantor is lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same in 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, his 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 17th day of May, 2017.

Michael R Arnold
MICHAEL R. ARNOLD

Ann M. Arnold
ANN M. ARNOLD

State of Tennessee
County of Davidson

On this 17th day of May, 2017, before me personally appeared, **MICHAEL R. ARNOLD AND WIFE, ANN M. ARNOLD,** to me known to be the person(s) described in or proved to me on the basis of satisfactory evidence, and who executed the foregoing instrument for the purpose therein contained, and who acknowledged the execution of the same to be their free act and deed.

My Commission Expires: 8-20-2019

Notary Public

EMILY H. PROPHET
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY