Prepared by:
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Attorney at Law
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Davidson County	DEEDWARR
Recvd: 06/12/17 12:03	3 pgs
Fees:18.00 Taxes:1147.00	
20170612-0058609	

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $310,000.00

Affiant

Subscribed and sworn to before me, this 12th day of June 2017.

Notary Public

My commission expires: 2/25/19

AMY CROSS NANCE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

Address of New Owner:	**Send Tax Bills to:**	**Tax Information**
Lathrop Real Estate Holdings III, LLC	Same	172 12 0A 144.00
2966 NE Acacia Ln.		
Jensen Beach, FL 34957-4630		

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 Christopher T. Conway and Shannon J. Conway, husband and wife, hereinafter referred to as Grantor(s), have bargained and sold, and do hereby transfer and convey to Lathrop Real Estate Holdings III, LLC, a Florida limited liability company, 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. 84 on the Plan of Bradford Hills Section 9 of record in Book 7900 Page 6, amended in Book 7900 Page 414, Register's Office for Davidson County, Tennessee.

Said Lot No. 84 fronts 77.88 feet on the Northeasterly margin of Burgundy Hills Drive and extends back 125.02 feet on the northwesterly line and 113.31 feet on the southeasterly line to a dead line in the read, measuring 54.47 feet thereon.

Being the same property conveyed to Christopher T. Conway and Shannon J. Conway by deed dated March 31, 2006, from Kurt M. Essenmacher, and wife, Jenny Essenmacher of record Instrument No. 20060403-0037803, 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 Bradford Hills, Section 9 of record in Plat Book 7900 Page 6 and amended in Book 7900 Page 414, Register's Office for Davidson County, Tennessee. 3) Covenants, conditions, restrictions

reservations, easements liens for assessments, options powers of attorney, and limitations on title set forth in restrictions recorded in Book 8069 Page 170 and amended in Book 8681 Page 252 and in any allied instruments(s) referred to in said restrictions. 4) Charter for Bradford Hills Homeowner's Association of record in Book 8071 Page 520.

This property is improved property known as 236 Burgandy Hill Rd., Nashville, Tennessee 37211

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 12th day of June, 2017.

Christopher T. Conway

Shannon J. Conway

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 Christopher T. Conway and Shannon J. Conway, 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 12th day of June, 2017.

Notary Public

My Commission expires: 2/25/19

AMY CROSS NANCE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

FILE NO: 10057

I, Sheri Engel, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to the law.

Sheri Engel
Signature

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me a notary for this county and state, Sheri Engel who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary Signature

My Commission Expires: 2/25/19

MARY CROSS NANCE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY