Warranty Deed

BILL GARRETT, Davidson County Trans: T20170055280 DEEDWARR Recvd: 06/28/17 11:47 2 pgs Fees: 13.00 Taxes: 2127.50 20170628-0065019	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration or value, whichever is greater, for this transfer is $575,000.00 Affiant Subscribed and sworn to before me, this the 20th day of June, 2017. Notary Public My commission expires: 9/15/17

JUSTIN DUNCAN NOTARY PUBLIC STATE OF TENNESSEE SEVIER COUNTY

THIS INSTRUMENT WAS PREPARED BY
WAGON WHEEL TITLE
202 SOUTH 11TH STREET
NASHVILLE, TN 37206
615.650.5100

Address of New Owner(s) as follows:	Send Tax Bills To:	Map/Parcel Numbers:
James Conner	Grantee	
926 Caruthers Ave.	926 caruthers Ave	105-13-0H-002.00-CO
Nashville, TN 37204	Nashville tn 37204	

FOR AND IN CONSIDERATION OF THE SUM OF ONE DOLLAR ($1.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE, **TITUS L. DANIELS, MARRIED***, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **JAMES S. CONNER, A MARRIED PERSON AND ALEXIS S. CONNER, A SINGLE PERSON**, HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/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 Unit #926, as depicted on the Plat set forth in the First Amendment to the Declaration of Covenants, Conditions and Restrictions for 926 Caruthers Avenue, of record in Instrument No. 20091130-0109498, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Titus L. Daniels, an unmarried man by Warranty deed from Richard S. Potts, unmarried, and Richard F. Potts, married of record in Instrument No. 20100415-0028473 Register's Office for Davidson County, Tennessee, dated April 12, 2010 and recorded on April 15, 2010.

This conveyance is subject to all restrictions, easements and planning documents of record, and current year's taxes and subsequent years, a lien not yet due and payable.

This is improved property known as 926 Caruthers Ave., Nashville, TN 37204.

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), his/her/their heirs and assigns forever; and I/we do covenant with the said GRANTEE(S) that I/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 I/we do further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/their heirs and

assigns, against the lawful claims of all persons whomsoever.

Wherever used, the singular number shall include the plural, the singular, and the use of any gender shall be applicable to all genders.

WITNESS MY/OUR HANDS EFFECTIVE AS OF THE 20th day of June, 2017.

Titus L. Daniels

STATE OF Illinois
COUNTY OF Cook

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Titus L. Daniel, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this 20th day of June, 2017.

TIWANNA P CONNOLLY
OFFICIAL SEAL
Notary Public, State of Illinois
My Commission Expires
October 13, 2020

Notary Public

My Commission Expires: 10/13/20

William Hester, spouse of **Titus L. Daniels**, joins in the execution of this instrument for the purpose of consenting to the transaction and waiving any right, claim or interest of every kind, character and description he might have in said property, or may hereafter acquire, including but not limited to homestead, equity of redemption, any interest in the real property as all or part of an elective share of a surviving spouse, and any marital claim, interest or right that might be provided to a spouse by the laws of the State of Tennessee.

William Hester

STATE OF Illinois
COUNTY OF Cook

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named William Hester, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this 20th day of June, 2017.

Notary Public

TIWANNA P CONNOLLY
OFFICIAL SEAL
Notary Public, State of Illinois
My Commission Expires
October 13, 2020