BILL GARRETT, Davidson County
Trans:T20170058910 DEEDWARR
Recvd: 07/10/17 15:50 2 pgs
Fees:13.00 Taxes:762.20
20170710-0069349

Warranty Deed

J. BRANDON MILLER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires July 2, 2018	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration or value, whichever is greater, for this transfer is $206,000.00. Laura Fittz Affiant Subscribed and sworn to before me, this the 6th day of July, 2017. J Brandon Miller Notary Public My commission expires: 7-2-18

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:
Laura Leslie Fittz	New Owner	
2116 Hobbs Road, Unit G-2		131-02-0A-031.00-CO
Nashville, TN 37215		

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, **JEREMY L. CONNER AND BRIANA MULLENAX, HUSBAND AND WIFE**, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **LAURA LESLIE FITTZ, UNMARRIED**, 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 No. G-2, on the Plan of Hobbs House Apartments, Condominium Apartments, of record in Book 4595, Page 74, as amended in Book 5200, Page 54, and as described in Master Deed of record in Book 5289, Page 515; Book 5292, Page 958; and Book 5293, Page 612, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Jeremy L. Conner, unmarried by Warranty deed from Bradley E. Cothran, unmarried of record in Instrument No. 20070511-0056962 Register's Office for Davidson County, Tennessee, dated May 09, 2007 and recorded on May 11, 2007.

Being the same property conveyed to Jeremy L. Conner and Briana Mullenax, as tenants in common with the right of survivorship by Quitclaim deed from Jeremy L. Conner, unmarried of record in Instrument No. 20140729-0067554 Register's Office for Davidson County, Tennessee, dated July 14, 2014 and recorded on June 29, 2014.

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 2116 Hobbs Road, Unit G-2, Nashville, TN 37215.

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 6th day of July, 2017.

Jeremy L. Conner

Briana Mullenax

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Jeremy L. Conner and Briana Mullenax, 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 6th day of July, 2017.

Notary Public

My Commission Expires: 7-2-18

J. BRANDON MILLER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires July 2, 2018