WARRANTY DEED

File #17286

BILL GARRETT, Davidson County
Trans:T20170063630 DEEDWARR
Recvd: 07/25/17 11:37 2 pgs
Fees:13.00 Taxes:814.00
20170725-0075084

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $220,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 24TH DAY OF JULY, 2017.

Notary Public

MY COMMISSION EXPIRES: 12-19-20

(AFFIX SEAL)

JOYCE JORDAN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires DEC. 19 2020

THIS INSTRUMENT WAS PREPARED BY
American Title & Escrow Services, LLC
134 Frierson Street
Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Morris W. Mashburn III	Morris W. Mashburn III	-147-15-0-191.00
(NAME)	(NAME)	
503 Whispering Hills Drive	8252 Dalewood CT	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37211	Brentwood TN 37027	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I, **Charles E. Conner, an unmarried man,** HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Morris W. Mashburn III, d/b/a/ Tek Contractors,** HEREINAFTER CALLED THE GRANTEE, HIS 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 No. 131 on the Plan of Whispering Hills, Section I of record in Plat Book 2331, Page (s) 82, 83 and 84, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Lot No. 131 fronts 148.4 feet on the southwesterly side of Whispering Hills Drive and runs back between lines 452.5 feet on the northwesterly line and 396.7 feet on the southeasterly line, to a dead line in the rear measuring 78 feet thereon.

Being the same property conveyed to Charles B. Conner and wife, Marionette Conner by Warranty deed from Pete Turner and wife, Addie B. Turner of record in Book 2541, page 259, in the Register's Office for Davidson County, Tennessee, dated June 1, 1956 and recorded on June 5, 1956.

The said Charles B. Conner died on July 17, 1978, leaving Marionette Conner as tenant by the entirety. The said Marionette Conner died on or about February 20, 1993, leaving Charles E. Conner as her only heir-at-law as stated in Instrument No. 20041006-0120265 in the Register's Office for Davidson County, Tennessee.

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.

unimproved ☐
This is improved ☒ property, known as 503 Whispering Hills Drive, Nashville, TN 37211

(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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. 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 ~~24th~~ 22nd day of July, 2017.

X Charles E Conner
Charles E. Conner

STATE OF TENNESSEE
COUNTY OF ~~WILLIAMSON~~ Wilson (SS)

Personally appeared before me, the undersigned, a Notary Public for the State and County the aforesaid, Charles E. Conner, with whom I am personally acquainted (or who proved to me his/her identity on the basis of satisfactory evidence), and who, upon oath, acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand, at office, this ~~24th~~ 22nd day of July, 2017.

My Commission Expires: 4-24-18

Shelly M Smith
Notary Public

SHELLY M SMITH
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires 04-24-2018

RETURN RECORDED DOCUMENTS TO:

American Title and Escrow Service, LLC
134 Frierson Street
Brentwood, TN 37027