BILL GARRETT, Davidson County
Trans:T20170078702 DEEDWARR
Recvd: 09/08/17 10:36 2 pgs
Fees:13.00 Taxes:1372.70
20170908-0092423

Prepared By & Return To:
Tennessee Title Services, LLC
7000 Executive Center Dr., Suite 290
Brentwood, TN 37027
17-1543

STATE OF TENNESSEE
COUNTY OF Shelby

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $371,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME
THIS 6th day of September, 2017

Notary Public
Commission Expires: May 4, 2021

SALLY ARCHIBALD STATE OF TENNESSEE NOTARY PUBLIC SHELBY COUNTY My Commission Expires 05-04-2021

Address of New Owner	Send Tax Bills To:	Map & Parcel
Michael R Radom 1507 Douglas Ave Nashville, TN 37206	Ameris Bank, ISAOA-ATIMA 1800 Parkway Place, Ste 820 Marietta, GA 30067	072-14-0-241.00

WARRANTY DEED

FOR AND IN 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/WE,

Jacob Connell and wife, Brette Connell

HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Michael R Radom, single man

HEREINAFTER CALLED THE GRANTEES, 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 the Westerly 35 feet of Lot No. 73 and the Easterly 25 feet of Lot No. 74 on the Plan of Dr. E.T. Brown's Subdivision of Lots 21 to 26 Brownsville Addition, of record in Plat Book 332, Page 91, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Kathryn S. Wolf and J. Michael Wolf, wife and husband by Warranty deed from David P. Burch and Ann Rose Burch, husband and wife of record in Instrument No. 20120503-0037923 Register's Office for Davidson County, Tennessee, dated April 26, 2012 and recorded on May 03, 2012.

Being the same property conveyed to Jacob Connell and wife, Brette Connell by Warranty deed from Kathryn S. Wolf and J. Michael Wolf, wife and husband of record in Instrument No. 20151201-0120876 Register's Office for Davidson County, Tennessee, dated November 23, 2015 and recorded on December 01, 2015.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

The foregoing legal description is the same as contained in the resource of title shown above.

This is improved property known as: 1507 Douglas Ave, Nashville, TN 37206.

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

Dated this the 6th day of September, 2017.

Jacob Connell

Brette Connell

STATE OF TENNESSEE
COUNTY OF Shelby

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Jacob Connell and Brette Connell** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Memphis, Tennessee this 6th day of September, 2017.

SALLY ARCHIBALD
STATE OF TENNESSEE NOTARY PUBLIC
SHELBY COUNTY
My Commission Expires 05-04-2021

(Notary Seal)

Notary Public
My Commission Expires: May 4, 2021