Book 14

29984-8 return to: Attorneys Title Company, Inc.
~~mail~~: 2927 Berry Hill Drive
Nashville, TN 37204

# WARRANTY DEED

Bill Garrett Davidson County
Batch# 2816 **DEEDWARR**
09/21/2017 08:52:36 AM 2 pgs
Fees: $13.00 Taxes: $2,774.80

20170921-0096660

State of Tennessee
County of Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $749,947.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15th day of September, 2017

Notary Public

MY COMMISSION EXPIRES: 1/17/21

(AFFIX SEAL)

JOHN T. COOK STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

**THIS INSTRUMENT WAS PREPARED BY**
Advantage Title & Escrow, 3325 Aspen Grove Drive, Suite 104, Franklin, TN 37067

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP PARCEL NUMBERS |
|---|---|---|
| Robert G. McConnell<br>Holland N. McConnell | Owner(s) | 15902002700 |
| (NAME) | (NAME) | |
| 1237 Cliftee Dr. | | |
| (ADDRESS) | (ADDRESS) | |
| Brentwood, TN 37027 | | |
| (CITY) (STATE) (ZIP) | (CITY) (STATE) (ZIP) | |

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, We, **Jerry Wyatt Brown and wife, Jerilyn B. Brown,** hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **Robert G. McConnell and Holland N. McConnell, husband and wife,** 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 Lot No. 15 on the Plan of Taggartwood, as of record in Plat Book 4175, Page 60, Register's Office for said County, to which plat reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Jerry Wyatt Brown and Jerilyn B. Brown, by deed of record in Book 9628, Page 517, Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all existing restrictions and easements of record.

unimproved ☐

This is improved ☑ property, known as 1237 Cliftee Dr., Brentwood, TN 37027
(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/our hands this 15th day of September, 2017.

Jerry Wyatt Brown by Jerilyn B. Brown, Attorney-in-Fact Jerilyn B. Brown

State of Tennessee
County of Williamson

Personally appeared before me Jerry Wyatt Brown and Jerilyn B. Brown, with whom I am personally acquainted, and who acknowledged that they executed the foregoing instrument for purposes therein contained.

WITNESS my hand and seal this 15th day of September, 2017.

Notary Public _____
My Commission Expires: _____

File No.: 12527

BETH HAZELWOOD
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires 03-20-2018

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

On this the 15th day of September, 2017, before me personally appeared Jerilyn B. Brown, the person who executed the foregoing instrument on behalf of Jerry Wyatt Brown and who acknowledged that she executed the same as the free act and deed of the said Jerry Wyatt Brown, through Power of Attorney granted her by the said Jerry Wyatt Brown.

Notary Public _____

My Commission Expires: _____

BETH HAZELWOOD
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires 03-20-2018