WARRANTY DEED

Bill Garrett Davidson County
Batch# 25359 DEEDWARR
11/14/2017 09:40:43 AM 2 pgs
Fees: $13.00 Taxes: $1,402.30

20171114-0116756

JIM R. VANDERPOOL STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY MY COMMISSION EXPIRES 03-15-2020

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $379,000.00

Lisa Allard
AFFIANT

SUBSCRIBED AND SWORN TO ME ON THE 13TH DAY OF NOVEMBER, 2017.

NOTARY PUBLIC

MY COMMISSION EXPIRES 3/15/2020

D

THIS INSTRUMENT PREPARED BY
Jim R. Vanderpool, P.C., 256 Seaboard Lane, G-104, Franklin, TN 37067
file # 17-9262

ADDRESS OF NEW OWNER	SEND TAX BILLS TO If left blank please use the address of the new owner	MAP-PARCEL
Kelly O'Connor	Farmington Mortgage	09113009700 (parent parce
514 A EASTBORO DRIVE	2000 Richard Jones Rd # 300	
Nashville, TN 37209	Nashville, TN, 37215	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

CURTIS M. GROVES AND BRIAN CHESTER, TENANTS IN COMMON

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO:

KELLY O'CONNOR, AN UNMARRIED MAN

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, TENNESSEE, DESCRIBED AS FOLLOWS TO-WIT:

SEE EXHIBIT "A"

This is improved property known as 514 A EASTBORO DRIVE, Nashville, TN 37209

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), their heirs and/or assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), their heirs and/or 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 our hand on the 9th day of November, 2017.

Curtis M. Groves

Brian Chester

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public, in and for said County and State, the within named, CURTIS M. GROVES AND BRIAN CHESTER, the bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 9th day of November, 2017.

Notary Public

My Commission Expires: 3/15/2020

JIM R. VANDERPOOL STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY MY COMMISSION EXPIRES 03-15-2020

17-9262

EXHIBIT A - LEGAL DESCRIPTION

Land in Davidson County, Tennessee being Unit A shown on Exhibit "B of the Declarations of Covenants, Conditions and Restrictions for a Horizontal Property Regime with Private Elements for 514 Eastboro Drive Homes of record in 20160913-0095927, Register's Office for Davidson County, Tennessee to which reference is hereby made for a more accurate and complete legal description. Being part of the same property conveyed by Warranty Deed from Isaac Connor wife and Cleddie Connor to Curtis M. Groves and Brian Chester, tenants in common, as recorded on the 5th day of August, 2016 in Instrument No. 20160805-0081337 and part of Warranty Deed from Jerry E. Herring, Jr., and wife Melissa M. Herring to Isaac Connor and Cleddie Connor, husband and wife, as recorded on the 1st day of November, 2011 in Instrument No. 20111101-0084881, in the Register's Office of Davidson County, Tennessee.

This Conveyance is subject to the matters set forth below, if any, as well as (1) all applicable zoning ordinances (2) utility, sewer, drainage, and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record (as may be amended or supplemented), (4) building restrictions, and (5) all other matters of public record.

1. County of Davidson taxes for the year 2018 and thereafter, not yet due and payable.

2. Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann 67-5-603, et seq.

3. Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of E.T. BROWN'S SUBDIVISION , as recorded in Plat Book 332, Page(s) 126, but deleting any covenant, condition or restriction indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status or national origin to the extent such covenants, conditions or restrictions violate 42 USC 3604(c).

4. Covenants, Conditions and Restrictions as set forth in Declarations of Covenants, Conditions and Restrictions recorded in Instrument No. 20160913-0095927, but deleting any covenant, condition or restriction indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status or national origin to the extent such covenants, conditions or restrictions violate 42 USC 3604(c).