Bill Garrett Davidson County
Batch# 32185 DEEDWARR
12/01/2017 09:19:30 AM 4 pgs
Fees: $23.00 Taxes: $1,202.50
20171201-0122587

#34004

THIS INSTRUMENT PREPARED BY: Mudter, Patterson & Cox PLLC 3811 Bedford Avenue, Suite 205 Nashville, Tennessee 37215 (615) 383-0711 FTEC File No. 34004	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration or value, whichever is greater, for this transfer is: $325,000.00. Affiant Subscribed and sworn to before me, this 30th day of November, 2017. Notary Public My Commission Expires:

GEORGE M. MUDTER, JR. STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON MY COMMISSION EXPIRES MAY 5, 2020

WARRANTY DEED

Address New Owners:	Send Tax Bills to:	Tax Information:
Elizabeth E. Conrad Matthew R. Bach 2809 Belcourt Avenue Nashville, TN 37212	Elizabeth E. Conrad Matthew R. Bach 2809 Belcourt Avenue Nashville, TN 37212	104 07 0 109.00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, James F. Conrad and wife Martha B. Conrad (collectively, "Grantors") have this day bargained and sold, and do hereby transfer and convey to Elizabeth E. Conrad and husband Matthew R. Bach (collectively, "Grantees"), their heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

This is improved property located at 2809 Belcourt Avenue, Nashville, Tennessee 37212.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging to Grantees, their heirs and assigns, forever.

And Grantors covenant that they are lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered, except as set out on Exhibit "A" hereto. Grantors further covenant and bind themselves, their heirs and assigns, to warrant and forever defend the title to said real estate to Grantees, their heirs and assigns, against the lawful claims of all persons, except as set out on Exhibit "A" hereto.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantors have executed this instrument on this 29th day of November, 2017.

GRANTORS:

James F. Conrad

James F. Conrad

Martha B. Conrad

Martha B. Conrad

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, James F. Conrad and Martha B. Conrad, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 29th day of November, 2017.

GEORGE E. MUDTER STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON MY COMMISSION EXPIRES MAY 5, 2020

Notary Public
My Commission Expires: _____

Exhibit "A"

Land in Davidson County, Tennessee being Lot No. 5 of Block No. 3 on the Plan of Fairfax Place, as of record in Book 547, Pages 137 and 138 in the Register's Office for Davidson County, Tennessee.

Said Lot No.5 fronts 60 feet on the southerly side of Belcourt Avenue and runs back between parallel lines 157.13 feet to a dead line.

Being the same property conveyed to James F. Conrad and wife Martha B. Conrad by Warranty Deed from Grover T. Littleton, unmarried, of record in Instrument No. 20050912-0109412, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to the following:

1. Property taxes for 2018 and subsequent years.

2. All matters shown the Plan of record in Plat Book 547, Pages 137 and 138 in the Register's Office for Davidson County, Tennessee.

True Copy Certification

I, KELLY E. COX, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

KELLY E. COX

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, STACY L. THOMAS, a notary public for this county and state, KELLY E. COX, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature
My Commission Expires: _____
Notary Seal:

