WARRANTY DEED

Bill Garrett Davidson County
Batch# 39379 DEEDWARR
12/19/2017 10:35:46 AM 2 pgs
Fees: $13.00 Taxes: $555.00

20171219-0129088

STATE OF TENNESSEE
COUNTY OF ~~Rutherford~~ Davidson FW

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $150,000.00

Affiant

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

FW

Notary Public

MY COMMISSION EXPIRES: 3/28/18

(AFFIX SEAL)

STATE OF TENNESSEE NOTARY PUBLIC COUNTY

THIS INSTRUMENT WAS PREPARED BY
Sidwell & Barrett, PC
Stewart Title Company Tennessee Division, 831 Needham Drive, Smyrna, TN 37167

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Heidi A. Wilson	F & M	104-02-OA-016.00
(NAME)	(NAME)	
201 Acklen Park Apt 16	50 Franklin St	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37203	Clarksville TN 37040	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of ten dollars, cash in hand paid by the hereinafter named GRANTEE(S), and other good and valuable considerations, the receipt of which is hereby acknowledged, we, **Bill Conn, a married man**, hereinafter called the GRANTOR(S), has bargained and sold, and by these presents do transfer and convey unto **Heidi A. Wilson, a single woman**, hereinafter called the GRANTEE(S), 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 Unit No. 16 on the plan of Acklen Place Condominiums, of record in Book 5200, Page 503, Register's Office for said County, to which plan reference is made for a more complete description, together with the appurtenant interest in the common elements of Acklen Place, a horizontal property regime established by Master Deed of record in Book 6045, Page 173, amended in Book 7011, Page 177, Book 11237, Page 2090, said Register's Office.

Being the same property conveyed to Bill Conn, unmarried by Warranty Deed from Matthew J. Clark a/k/a Matthew Clark, dated 06/13/2014, recorded 06/19/2014, of record in Instrument No. 20140619-0053646, in the Register's Office for Davidson County, Tennessee.

This is not the primary residence of the said Bill Conn or his spouse.

This conveyance is further subject to (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, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☑ property, known as 201 Acklen Park Drive, Apartment 16, Nashville, TN 37203
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

File No.: 01288-41011
SMG TN Warranty Deed

0368

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), 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), 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 15 day of December 2017

Bill Conn
Bill Conn

State of Tennessee
County of Rutherford

Personally appeared before me Bill Conn, 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 foregoing instrument for purposes therein contained.

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

Notary Public
My Commission Expires: 01/15/2021

ROBYN DUBRAY
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires

RETURN TO:
Stewart Title Company Tennessee Division
831 Needham Drive
Smyrna, TN 37167