WARRANTY DEED

Bill Garrett Davidson County
Batch# 99979 **DEEDWARR**
06/04/2018 03:23:19 PM 2 pgs
Fees: $13.00 Taxes: $3,700.00

20180604-0053228

R-VRES-18-1915

DANA DELWORTH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 07/06/2020

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $1,000,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31st DAY OF MAY, 2018.

Notary Public

MY COMMISSION EXPIRES: 7/6/20

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Kenneth Conour and Sharon Conour	**Citibank, N.A.**	
(NAME)	(NAME)	
5932 Ocean View Drive	**1000 Technology Drive**	**104-16-0-118.00**
(ADDRESS)	(ADDRESS)	
Oakland, CA 94618	**O'Fallon, MO 63368**	
(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 consideration, the receipt of which is hereby acknowledged, **JACK D. STEINHILBER, JR., UNMARRIED AND ALICIA D. STEINHILBER, UNMARRIED,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **KENNETH CONOUR AND SHARON CONOUR, HUSBAND AND WIFE,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

Land in Davidson County, Tennessee, being the Easterly 65.0 feet of Lot No. 73 on the Plan of Revised Plan of Geo. W. Blair's Subdivision of Belmont Heights of record in Plat Book 332, Page 117, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Said part of Lot No. 73 fronts 65.0 feet on the Southerly side of Ashwood Avenue and runs back between parallel lines 175.0 feet to an alley.

Being the same property conveyed to Jack D. Steinhilber, Jr. and wife, Alicia D. Steinhilber by Warranty Deed from Benjamin Ross Scott, unmarried, and James Michael Gilmore, unmarried of record in Instrument No. 20110503-0033665 Register's Office for Davidson County, Tennessee, dated April 28, 2011 and recorded on May 03, 2011.

This conveyance is subject to:
- Taxes for the year 2018 and subsequent.
- Plan of record in Plat Book 332, Page 117, Register's Office for Davidson County, Tennessee.
- Restrictive Covenant for Detached Structure of record in Instrument Number 20081006-0101460, in the Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **1915 Ashwood Avenue, Nashville, Tennessee 37212**.

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 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 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 hand(s) this the 31st DAY OF MAY, 2018.

Jack D. Steinhilber, Jr by [signature] AS ATTORNEY IN FACT
Jack D. Steinhilber, Jr. by Nathan Keith as Attorney in Fact

[signature]
Alicia D. Steinhilber

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, NATHAN KEITH, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of JACK D. STEINHILBER, JR., and who acknowledged he/she/they executed the same as the free act and deed of the said JACK D. STEINHILBER, JR..

Witness my hand and official seal, this the 31st of May, 2018.

[signature]
Notary Public
My Commission Expires: 7/5/21
(SEAL)

REGINA BLATT
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 07-05-2021

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

Witness my hand and official seal, this the 31st of May, 2018.

[signature]
Notary Public
My Commission Expires:
(SEAL)

C. LOY CARNEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 07-06-2020

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212