Karen Johnson Davidson County
Batch# 190451 DEEDWARR
01/31/2019 01:16:30 PM 3 pgs
Fees: $18.00 Taxes: $2,441.63
20190131-0009447

WARRANTY DEED	STATE OF TENNESSEE COUNTY OF WILLIAMSON THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $659,900.00, Ruth Eleanor Elliott Affiant SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31st day of January, 2019. Robert L Scruggs Notary Public MY COMMISSION EXPIRES: (AFFIX SEAL) ROBERT L SCRUGGS STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON My Comm. Expires March 8, 2021

THIS INSTRUMENT WAS PREPARED BY
Southland Law Group, PLLC
7101 Executive Center Dr., Suite 151
Brentwood, TN 37027

ADDRESS NEW OWNER AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
Ruth Eleanor Elliott 6315 Bresslyn Road Nashville, TN 37205	Renasant Bank 2001 Park Place North, Ste. 150 Birmingham, AL 35203	115-15-0-016.00

For and in consideration of the sum of Ten AND NO/100 Dollars ($10.00), cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we, John M. Connor, Jr. and Rosalind L. Connor, hereinafter called the Grantor(s), have bargained and sold, and by these presents do hereby transfer and convey unto Ruth Eleanor Elliott, a single woman, hereinafter called Grantee(s), their heirs and assigns, that certain tract or parcel of land in Davidson County, TENNESSEE, described as follows, to-wit:

LAND in Davidson County, Tennessee, Being Lot 287 on the plan of West Meade Farms, Inc. Section "P" of record in Plat Book 2133, Page 22, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a complete and accurate description thereof.

Being the same property conveyed to John M. Connor Jr. and wife, Rosalind L. Connor by Warranty Deed dated 05/04/2012 from Logan Paine Verner and wife, Jenelle Brunette Verner of record in Instrument 201205080039831, Register's Office for Davidson County, Tennessee.

This conveyance is subject to the taxes for the current year and subsequent years; any and all easements and/or restrictions of record; and all matters shown on the plan of record; all in the said Register's Office.

This is unimproved ☐ improved ☒ property know as: 6315 Bresslyn Road, Nashville, TN 37205

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 hand(s) this the 31st day of January, 2019.

John M. Connor, Jr.

Rosalind L Connor by ... as Attorney in Fact

Rosalind L. Connor by John M. Connor Jr. as Attorney-in-Fact

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Before me the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared John M. Connor Jr., with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who upon oath acknowledged himself/herself to be the within named bargainor(s) and who executed the foregoing instrument for the purposes therein set forth.

Witness my hand and official seal, this the 31st of January, 2019.

Notary Public

My Commission Expires: 5/6/2019

(SEAL)

John M. Wells State of Tennessee Notary Public Davidson County

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Before me, the undersigned authority, a Notary Public within and for the State of Tennessee and Williamson County, appeared John M. Connor Jr., with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who upon his/her oath acknowledged himself/herself to be the Attorney-In-Fact for Rosalind L. Connor, the within named bargainor, and that he/she as such Attorney in Fact being authorized to do so, executed the foregoing instrument for the purposes therein contained by signing the name Rosalind L. Connor, the bargainor, by the said John M. Connor Jr., as Attorney in Fact.

Witness my hand and official seal, this the 31st of January, 2019.

Notary Public

My Commission Expires: 5/6/2019

(SEAL)

John M. Wells State of Tennessee Notary Public Davidson County

Tennessee Certification of Electronic Document

I, Robert L. Scruggs, do hereby make oath that I am a licensed attorney and/or the
Signer's Name
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.

Robert L Scruggs
Signature

State of Tennessee

County of Davidson

Personally appeared before me, Anthony N. Greco, a notary public for this county and
Notary's Name
state, Robert L. Scruggs, who acknowledges that this certification of an electronic
Signer's Name
document is true and correct and whose signature I have witnessed.

Notary Signature

MY COMMISSION EXPIRES: September 7, 2020

NOTARY'S SEAL

