Prepared by & Return to:
Bert W. McCarter, Attorney
Premier Land Title & Escrow, LLC
528 N. Walnut Street
Murfreesboro, TN 37130
File No.0044-19

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $145,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 15th day of February, 2019

Notary Public
My Commission Expires: 1-18-22

Karen Johnson Davidson County
Batch# 197375 DEEDWARR
02/21/2019 09:14:16 AM 2 pgs
Fees: $13.00 Taxes: $536.50
20190221-0015660

ANNEMARIE CAIN
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

| Address of New Owner | Send Tax Bills To: | |
|---|---|---|
| William Conn<br>204 Banbury Close<br>Brentwood, TN 37027 | new owner | Map/parcel: 105-10-OA-411.00<br>CO |

**WARRANTY DEED**

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

Jon Cristin Jordan, an unmarried woman

HEREINAFTER REFERRED TO AS THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

William Conn, a married man

HEREINAFTER CALLED THE GRANTEE(S), HIS HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson COUNTY, STATE OF TENNESSEE DESCRIBED AS FOLLOWS, TO WIT:

LAND in Davidson County, Tennessee, described as follows, to-wit:

BEING a certain Condominium Apartment in Davidson County, Tennessee being Unit No. D-16 of the BeechTree Condominiums, a horizontal property regime, created under Title 66, Section 27-101, et seq.; as amended, Tennessee Code Annotated, and as established by a Master Deed for BeechTree Condominiums, of record in Book 11174, Page 284, as amended in Book 11680, Page 193 and Instrument No. 20151016-0105285, Register's Office for Davidson County, Tennessee, including without limitation the By-laws appended thereto of record in Book 11174, Page 328, said Register's Office, together with the undivided percentage interest in the Common Elements appurtenant to said Unit, as set forth in said Master Deed. Reference is hereby made to the Plan of BeechTree Condominiums, as shown on the Exhibit Map to the Master Deed, of record in Book 11174, Page 284, as amended in Book 11680, Page 193, said Register's Office, for a more complete identification and description of such Unit.

BEING the same property conveyed to Ronald T. Short, Jr., an unmarried person, and Jon Cristin Jordan, an unmarried person, as joint tenants with right of survivorship, by Warranty Deed from Cabana, LLC, dated 4/15/99 and recorded 4/20/99 in Book 11438, Page 129, Register's Office for Davidson County, Tennessee.

The said parties having since married and divorced, and by Final Decree of Divorce of record in Instrument No. 20020521-0061914, Register's Office for Davidson County, Tennessee, the subject property was divested out of Ronald T. Short, Jr. and vested in Jon Cristin Jordan.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been prorated as of the date of closing and assumed by the Grantee(s) here.

The foregoing legal description is the same as contained in the resource of title shown above.

This is improved property known as: 2020 Beech Avenue D16 Nashville, TN, 37204

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), her heirs and assigns forever; and I/We so covenant with the said GRANTEE(S) that I/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 I/We do further covenant and bind my/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the persons whomsoever. Wherever uses, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Dated this the 15th day of February, 2019

J. Cristin Jordan

Jon Cristin Jordan

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said State and County, the within Jon Cristin Jordan 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 within instrument (WARRANTY DEED) for the purposes therein contained.

Witness my hand and official seal this 15th day of February, 2019

Annemarie Cain

Notary Public

My Commission Expires: 1-18-22

ANNEMARIE CAIN
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY