WARRANTY DEED

Karen Johnson Davidson County
Batch# 198229 DEEDWARR
02/22/2019 01:54:04 PM 2 pgs
Fees: $13.00 Taxes: $555.00
20190222-0016343

STATE OF TENNESSEE, COUNTY OF DAVIDSON

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

Affiant

Subscribed and sworn to me this 15th day of February, 2019.

NOTARY PUBLIC

My Commission Expires: 9-13-2021

AMY L. BRADLEY STATE OF TENNESSEE NOTARY PUBLIC SMITH COUNTY

THIS INSTRUMENT WAS PREPARED BY:
ORTALE KELLY LAW FIRM (TAB)
330 Commerce Street, Suite 110
Nashville, TN 37201
Our File #32185

NAME/ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP – PARCEL #
John S. Blackwell 1405 Fairview Drive Mt. Juliet, TN 37122	New Owner	042-9-051

FOR AND IN CONSIDERATION of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, **Sean T. Conner, married**, hereinafter called **"GRANTORS,"** have bargained and sold, and by these presents do transfer and convey unto **John S. Blackwell**, hereinafter called **"GRANTEES,"** their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot 14, as shown on the Final Plat of Kemper Heights, Section 2, of record in Plat Book 2331, page 104, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete legal description.

Being the same property conveyed to Larry E. Conner and wife, Laura H. Conner, by Warranty Deed from Lloyd W. Jones, et. ux. and Joyce A. Jones, of record on June 23, 1976 in Book 5038, page 258, Register's Office for Davidson County, Tennessee. The said Larry E. Conner having predeceased Laura H. Conner. The said Laura H. Conner, a/k/a Laurie Howard Conner, having since died on April 8, 2017, intestate. Sean T. Conner is the son and sole heir of Laurie Howard Conner, Deceased.

Subject property is not, and never has been the residence of Amanda W. Conner, spouse of the Grantor.

The conveyance of the above-described parcel of land is subject to the following:

1. 2019 property taxes which have been prorated by the parties and assumed by the Grantee(s), and taxes or special assessments which are not shown as existing liens by the public records.
2. All Matters appearing on plan of Kemper Heights, Section 2, of record in Plat Book 2331, page 104, Register's Office for Davidson County, Tennessee.
3. Any and all zoning regulations, building restrictions, setback lines, if any, and easements and rights of way for public utilities applicable to this property.

This property is also known as improved property located at 800 Westchester Drive, Madison, TN 37115.

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, his heirs and assigns, forever, and GRANTOR does covenant with the said GRANTEE that he is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and GRANTOR does further covenant and bind himself, his heirs and assigns, to warrant and forever defend the title to the said land to the said GRANTEE, his 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 15th day of February, 2019.

Sean T. Conner

STATE OF TENNESSEE, COUNTY OF DAVIDSON

Before me personally appeared Sean T. Conner to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged that he executed the same as his free act and deed.

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

NOTARY PUBLIC

APRIL N. BRADLEY STATE OF TENNESSEE NOTARY PUBLIC SMITH COUNTY

My Commission Expires: 9.13.2021