Prepared By & Return To:
Tennessee Title Services, LLC
7000 Executive Center Dr
Suite 290
Brentwood, TN 37027
B19-0292

Karen Johnson Davidson County
Batch# 199498 **DEEDWARR**
02/27/2019 08:36:51 AM 2 pgs
Fees: $13.00 Taxes: $425.50

20190227-0017586

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $115,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 22nd day of February, 2019

Notary Public

Commission Expires: _____

J ANDERSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES SEPTEMBER 6, 2022

Address of New Owner	Send Tax Bills To:	Map & Parcel
Scott A. Tierno and Annmaria Tierno 555 North Dupont Ave #99 Madison, TN 37115	NEW OWNER	043-10-0B-099.00-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,

Wyatt Conner Investments, LLC

HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Scott A. Tierno and Annmaria Tierno, husband and wife

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Situated in Davidson County, Tennessee, being Unit No. E-99 on the Plan of Madison Park Condominiums, Phase II, according to the Master Deed of record in Book 5462, Page 614, as corrected by Book 5608, Page 551, and amended by Book 8014, Page 416, in the Register's Office for Davidson County, Tennessee, and more particularly described in Plat Book 5200, Pages 179 through 182, inclusive, in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more particular description.

Being the same property conveyed to Jason Leonard Higgins and Tammy Sue Higgins, husband and wife by Warranty deed from 2828, LLC a Tennessee limited liability company of record in Instrument No. 20171102-0112464 Register's Office for Davidson County, Tennessee, dated October 27, 2017 and recorded on November 02, 2017. Also Being the same property conveyed to Wyatt Conner Investments, LLC by Quitclaim deed from Jason Leonard Higgins and Tammy Sue Higgins, husband and wife of record in Instrument No. 20180202-0010914 Register's Office for Davidson County, Tennessee, dated January 25, 2018 and recorded on February 02, 2018.

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 pro-rated as of the date of closing and assumed by the Grantee herein.

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

This is improved property known as: 555 North Dupont Ave #99, 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 GRANTEES, their heirs and assigns forever; and we so 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 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 22nd day of February, 2019.

Wyatt Conner Investments, LLC

By: _____
Tammy Higgins, Member

By: _____
Jason Higgins, Member

By: _____
Loria Hembree, Member

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, personally appeared Tammy Higgins, Jason Higgins and Loria Hembree, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the within named bargainors, and who upon their oath acknowledged themselves to be the Members of Wyatt Conner Investments, LLC, the within named bargainor and that as such Members, being authorized to do so, execute the foregoing instrument for purposes therein contained by signing the name of the company, by the said Tammy Higgins, Jason Higgins and Loria Hembreee as such Members.

Witness my hand and official seal at Brentwood, Tennessee this 22nd day of February, 2019.

_____
Notary Public
My Commission Expires: 9.22.20

KIM GILLESPIE
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

(Notary Seal)