Karen Johnson Davidson County
Batch# 200604 DEEDWARR
02/28/2019 03:53:30 PM 3 pgs
Fees: $18.00 Taxes: $610.50
20190228-0018459

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $165,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 28th day of February, 2019

Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL)

MELODY M JENKINS NOTARY PUBLIC STATE OF TENNESSEE COUNTY OF DAVIDSON MY COMMISSION EXPIRES JANUARY 2, 2022

THIS INSTRUMENT WAS PREPARED BY
Foundation Title and Escrow Series, LLC, 3200 West End Ave, #500, Nashville, TN 37203

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO(S).
Gerald Bequette and Brian Bequette	Citizens Bank, NA	052 02 0 083.00
(NAME)	(NAME)	
601 Carmel Avenue	6100 Tower Circle, Ste 600	
(ADDRESS)	(ADDRESS)	
Madison, TN 37115	Franklin, TN 37067	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I/WE, **Richard Wayne Conner, married**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Gerald Bequette and Brian Bequette**, 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:

Being Lot No. 45 on Block "D" on the revised Map of Rainbow Terrace Subdivision as of record in Book 1130, page 85, 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 Richard Wayne Conner, ETUX Geraldine Conner by Warranty Deed from Wendell R. Cargile, unmarried dated October 14, 1985 and recorded October 21, 1985, in Book 6687, Page 741, in said Register's Office for Davidson County, Tennessee.

Further, being the same property conveyed to Richard Wayne Conner by Quitclaim Deed from Geraldine Conner dated October 11, 1995 and recorded October 13, 1995, in Book 9826, Page 724, in said Register's Office for Davidson County, Tennessee.

This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

The subject property is neither the principal residence of Grantor nor his spouse or any dependent

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unimproved ☐

This is improved ☒ property, known as 601 Carmel Avenue, 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 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 our hands this 28th day of February 2019

Richard Wayne Conner by Brandon Conner Atty in Fact

Richard Wayne Conner, by Brandon Conner, Attorney in fact

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State aforesaid, Brandon Conner, who executed the foregoing instrument on behalf of Richard Wayne Conner, under Power of Attorney and acknowledged that he executed the same as the free act and deed of said Richard Wayne Conner, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 28th of February, 2019.

Notary Public

My Commission Expires:

(SEAL) 10/7/2019

BARBARA LUCCHOLA COKLEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

File Number: BEL-1900649SSO

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

ANTHONY N. GRECO
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMMISSION EXPIRES 9-7-2020