

Commitment Number: RFTN-27170

After Recording, Send To:

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: R-P-19-3949

This instrument prepared by:
Jay A. Rosenberg, Esq., Member Tennessee Bar, Rosenberg LPA, Attorneys At Law, 3805 Edwards Road, Suite 550, Cincinnati, Ohio 45209 (513) 247-9605 Fax: (866) 611-0170.

New Property Owner/Mail Tax Statements To:
Daniel P. Connor and **Sandra J. Connor**, 3949 Lloyd Rd., Whites Creek, TN 37189

PROPERTY APPRAISAL (TAX/APN) PARCEL IDENTIFICATION NUMBER 04804000100

GENERAL WARRANTY DEED

Richard D. Coure and **Kimberly E. Coure**, husband and wife, hereinafter grantors, whose tax-mailing address is **9919 Maxwell Ln., Brentwood, TN 37027**, for $680,000.00 (Six Hundred Eighty Thousand Dollars and Zero Cents) in consideration paid, grant, with general warranty covenants to **Daniel P. Connor** and **Sandra J. Connor**, Husband and Wife, hereinafter grantees, whose tax mailing address is **3949 Lloyd Rd., Whites Creek, TN 37189**, the following real property:

Land in Davidson County, Tennessee, being Lot 4 on the Plan of Ole Orchard, Phase I, which plat is of record in Instrument No. 20010705-0071806, Register's Office for said County, to which plat reference is hereby made for a more complete and accurate legal description. Being the same property conveyed to JAMIE PRIDE and BRIDGETTE PRIDE, HUSBAND AND WIFE, by Warranty Deed from COUNTRYMAID FARMS INCORPORATED, A TENNESSEE CORPORATION, of record at Instrument Number 20020116-0006700 Register's Office for Davidson County, Tennessee.
Property Address is: 3949 Lloyd Rd., Whites Creek, TN 37189

DERIVATION CLAUSE

The instrument constituting the Grantor's source of title in the property described herein was a deed recorded at 20050103-0000471 in the Register's Office of Davidson County, Tennessee.

Parcel ID: 04804000100

The real property described above is conveyed subject to general warranty covenants, the following: All easements, covenants, conditions and restrictions of record; All legal highways; Zoning, building and other laws, ordinances and regulations; Real estate taxes and assessments not yet due and payable; Rights of tenants in possession.

TO HAVE AND TO HOLD the same together with all and singular the appurtenances thereunto belonging or in anywise appertaining, and all the estate, right, title interest, lien equity and claim whatsoever of the said grantors, either in law or equity, to the only proper use, benefit and behalf of the grantees forever.

Executed by the undersigned on 3/22, 2019:

Richard D. Coure

Richard D. Coure

Kimberly E. Coure

Kimberly E. Coure

STATE OF TN
COUNTY OF Williamson

The foregoing instrument was acknowledged before me on March 22, 2019 by **Richard D. Coure** and **Kimberly E. Coure** who are personally known to me or has/have produced state or government photographic ID as identification and furthermore, the aforementioned persons have acknowledged that their signatures were their free and voluntary act for the purposes set forth in this instrument.

Notary Public

LORI C. WARREN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

Maximum principal indebtedness for Tennessee recording tax purposes is $1080,000.00
(On amendments or modifications, enter ONLY the amount of INCREASE, if any.)

State of Tennessee
County of Davidson

I/we hereby swear or affirm that the actual consideration for this transfer or the value of the property transferred, whichever is greater, is $680,000.00 , which amount is equal to or greater than that which the property would command at a fair and voluntary sale.

Subscribed and sworn to before me

This 22nd day of March, 2019.

Affiant

DANIEL P. CONNOR
Print Name

(Seal)

Notary Public

My commission expires:

1-3-22

Mary Frances Rudy
Print Name

