BOX 10-A

WARRANTY DEED

Karen Johnson Davidson County
Batch# 409135 DEEDWARR
06/02/2020 02:11:39 PM 2 pgs
Fees: $13.00 Taxes: $1,050.80

20200602-0056591

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $284,000.00

Timothy Albert Conner
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 1 DAY OF Jan, 2020.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

DYLAN POTTER NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY MY COMMISSION EXPIRES 3-8-2022

THIS INSTRUMENT WAS PREPARED BY
Hardeman & Montgomery, 4301 Hillsboro Pike, Suite 300, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Timothy Albert Conner	Primelending	
(NAME)	(NAME)	
241 Wheeler Ave.	18111 Preston Rd., Ste. 900	133 06 0 194.00
(ADDRESS)	(ADDRESS)	
Nashville, TN 37211	Dallas, TX 75252	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, WE, **REBEKAH TOWNE, N/K/A REBEKAH TOWNE ESPY, MARRIED**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **TIMOTHY ALBERT CONNER, UNMARRIED,** 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:

Land in Davidson County, Tennessee, being Lot No.'s 40 to 43 inclusive in the unrecorded plan of J. G. Grissim's Wheeler Avenue, Addition, a subdivision of the J. K. Newsom Farm in the 6th Civil District of said County, said Lot Nos. 40 to 43 inclusive adjoin and front together 100 feet on the Southerly side of Wheeler Avenue and run back between lines 212 feet on the Westerly line of Lot No. 40 and 210.4 feet on the Easterly line of Lot No. 45 to the North line of a 20 acre tract, on which they measure 100 feet.

Being the same property conveyed to Rebekah Towne, unmarried, by Warranty Deed from Wendi Thurman, an unmarried woman, of record in Instrument No. 20131018-0109162, in the Register's Office of Davidson County, Tennessee, Dated October 17, 2013 and recorded on October 17, 2013. Rebekah Towne has since married and is now known as Rebekah Towne Espy.

David Espy joins in to convey any marital interest he may have.

This conveyance is subject to all easements, restrictive covenants and conditions, and all other matters of record, including all items set out on any applicable plat of record.

unimproved _
This is improved x property, known as 241 Wheeler Ave., Nashville, TN 37211
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

RETURN TO:
PREMIER ESCROW, LLC
4301 HILLSBORO PIKE, STE 300
NASHVILLE, TN 37215

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 my hand this 1 day of June, 2020

Rebekah Espy

REBEKAH TOWNE ESPY

DAVID ESPY

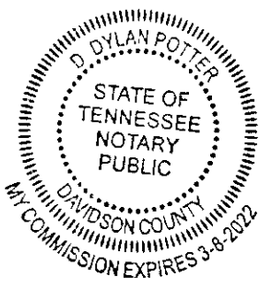
STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Rebekah Towne Espy and David Espy, the bargainors, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 1st day of June, 2020.

Commission expires:



Notary Public