RECORD AND RETURN TO:
Limestone Title and Escrow, LLC
580 Franklin Rd.
Suite 203
Franklin, Tennessee 37069
File No.: TN2115133

Karen Johnson Davidson County
Batch# 575310 DEEDWARR
02/23/2021 08:25:30 AM 3 pgs
Fees: $18.00 Taxes: $2,056.83
20210223-0021522

WARRANTY DEED

LILLIAN TURMAN
TENNESSEE NOTARY PUBLIC
My Comm Exp. 10/2/2023
COUNTY OF DAVIDSON

STATE OF TENNESSEE
COUNTY OF ~~DAVIDSON~~ Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $555,900.00.

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 11th day of February, 2021.

NOTARY PUBLIC

My commission expires: _____

THIS INSTRUMENT PREPARED BY:
Limestone Title and Escrow, LLC, 580 Franklin Road, Suite 203, Franklin, Tennessee 37069

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Jordan Ritter Conn and wife, Elizabeth Ritter Conn 824 North 2nd Street Nashville TN 37207	Keller Mortgage 4725 Lakehurst Ct, Ste 400 Dublin OH 43016	08207003300

FOR AND IN CONSIDERATION of the sum of Five Hundred Fifty Five Thousand Nine Hundred and 00/100 Dollars ($555,900.00), and other good and valuable consideration, cash in hand paid by the hereinafter named Grantee(s), the receipt of which is hereby acknowledged; the undersigned, **GEOFFREY E. WARBURTON, A SINGLE MAN**, hereinafter called the Grantor(s), has bargained and sold and by these presents do hereby transfer and convey unto, **JORDAN RITTER CONN AND WIFE, ELIZABETH RITTER CONN**, hereinafter called the Grantee(s), their heirs and assigns forever, that certain parcel of real estate situated in Davidson County, Tennessee, and being further described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 20 on the Plan of Shields Davis Sharpe and Horn Subdivision of record in Plat Book 57, Page 86, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Said Lot No. 20 fronts 50 feet on the westerly side of North Second Street, formerly Harris Street and runs back between parallel lines, 143 feet, more or less to an alley.

Being the same property conveyed to Geoffrey E. Warburton, a single man from Patrick Galik Griffin and Shanna Griffin, husband and wife, by Warranty Deed dated 02/12/2019 and recorded 02/20/2019 in Instrument No. 20190220-0015485, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Patrick Galik Griffin and wife, Shanna Griffin from Patrick Galik Griffin and wife, Shanna Griffin (formerly known as Shanna Smith) by Quitclaim Deed dated 08/12/2016 and recorded 08/18/2016 in Instrument No. 20160818-0086583, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Patrick Galik Griffin and wife, Shanna Smith from

Patrick Griffin (also known as Patrick Galik Griffin), a married man, and Matt Kraatz, an unmarried man, by Quitclaim Deed dated 08/12/2016 and recorded 08/18/2016 in Instrument No. 20160818-0086581, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Patrick Griffin, unmarried and Matt Kraatz, unmarried, as tenants in common, from Regal Homes Co., by Warranty Deed dated 07/25/2013 and recorded 07/31/2013 in Instrument No. 20130731-0079730, Register's Office for Davidson County, Tennessee.

The address of the herein described property is believed to be 824 North 2nd Street, Nashville, TN 37207, and is shown on all tax records as same, but such addresses are not part of the legal description of the property herein and in the event of any discrepancy, the legal description herein shall control.

This conveyance is made subject to all matters as shown of record in the Register's Office for Davidson County, Tennessee; and to the zoning and subdivision regulations of the appropriate governmental body.

TO HAVE AND TO HOLD said real estate, together with all of the appurtenances, estate and title thereunto belonging, unto the said Grantee(s), their heirs and assigns, forever.

The undersigned covenant with the said Grantee(s) that he is lawfully seized and possessed of said real estate; that he have a good right to convey the same; and that it is unencumbered except by lien of the 2021 property taxes, which taxes are being prorated between the parties, and the payment thereof will be the responsibility of the Grantee(s).

The undersigned further covenants and binds himself, his heirs and assigns, forever to warrant and defend the title to said real estate unto the said Grantee(s), their heirs and assigns, against the lawful claims of all persons, whomsoever.

WITNESS MY/OUR HANDS, this the 11th day of February, 2021.

Geoffrey ~~E.~~ Warburton by Jameson Roper attorney-in-fact

GEOFFREY E. WARBURTON by Jameson Roper
Power of Attorney of record in Instrument
20210208-0017940 in the office of the
Davidson County Register of Deeds.

STATE OF TENNESSEE
COUNTY OF ~~DAVIDSON~~ Williamson

*Jameson Roper as Attorney-in-Fact for

Personally appeared before me, a Notary Public,* Geoffrey E. Warburton, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand and seal, this the 11th day of February, 2021.

JENNIFER L. PENNELL
STATE OF TENNESSEE NOTARY PUBLIC
DICKSON COUNTY
My Commission Expires 08-27-2022

Notary Public
Jennifer L. Pennell

True Copy Certificate of Authenticity

I, **Taylor Grills**, do hereby make oath that I am a licensed attorney and/or the 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.

Signature

State of Tennessee

County of Wilson

Personally appeared before me, Rebecca Shukis, a notary public for this county and state, **Taylor Grills**, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.



Notary's Signature

My Commission Expires: 12/15/2021