Davidson County DEEDWARR
Recvd: 02/03/06 13:35 2 pgs
Fees:13.00 Taxes:1442.63

20060203-0013814

MITCHELL A. WATTS
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $389,900.00

Lisa M McFadden
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30th day of January, 2006.

Notary Public

MY COMMISSION EXPIRES: September 30, 2009.
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Mitchell A. Watts, Attorney at Law, 2400 Crestmoor Road Suite 102, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP
Timothy E. McFadden	First Horizon Home Loan Corp.	103-12-0
214 Cherokee Road	1555 W. Walnut Hill Lane #200	GROUP
Nashville, Tennessee 37205	Irving, TX 75038	PARCEL 057.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Three Hundred Eighty Nine Thousand Nine Hundred Dollars and Zero Cents ($389,900.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I, Lanette B. O'Brien, Trustee, of the Lanette B. O'Brien Revocable Living Trust, with full power and authority to sell, transfer and convey without joinder of any other party, hereinafter called the Grantor, have bargained and sold, and by these presents do transfer and convey unto Timothy E. McFadden and wife, Lisa M. McFadden, 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. 38, Block "I" on the Plan of Cherokee Park, Section III, of record in Book 843, pages 2 and 3, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.

BEING the same property conveyed to Lanette B. O'Brien, Trustee of the Lanette B. O'Brien Revocable Living Trust Agreement dated September 23, 1997, by Quitclaim Deed dated September 23, 1997, from Lanette B O'Brien of record in Book 10619, page 901, Register's Office for Davidson County, Tennessee.

This conveyance is expressly made subject to reservations, restrictions, easements, covenants and conditions contained in former instruments of record pertaining thereto and to all matters shown on the plan of record and the property taxes for the current year which have been prorated between the parties herein and assumed by the Grantees herein.

This is:

unimproved ☐

improved ☒ property known as 214 Cherokee Road, Nashville, Tennessee 37205

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 I as Trustee , but not individually or otherwise, do covenant with the said Grantees that I, as Trustee, am 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 I as Trustee, will forever warrant and defend the title to the said land to the said Grantees, their heirs and assigns, against the lawful claims of all persons claiming the same from, through or under me, but not further or otherwise.

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 30th day of January, 2006.

Lanette B. O'Brien, Trustee

Lanette B. O'Brien, Trustee

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

Personally appeared before me, Mitchell A. Watts, a Notary Public in and for said County and State, the within named Lanette B. O'Brien, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she as Trustee of the Lanette B. O'Brien Revocable Living Trust executed the within instrument for the purposes therein contained by signing as Trustee.

Witness my hand and official seal at Nashville, Tennessee, this 30th day of January, 2006.

Commission expires: September 30, 2009

Mitchell A. Watts Notary Public

