WARRANTY DEED

Davidson County DEEDWARR
Recvd: 05/05/06 10:56 2 pgs
Fees:13.00 Taxes:340.40
20060505-0052508

STATE OF TENNESSEE
COUNTY OF

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $92,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 27TH DAY OF APRIL, 2006.

Notary Public

MY COMMISSION EXPIRES: 10/26/08 (AFFIX SEAL)

SHANNA RAY
STATE OF TENNESSEE
NOTARY PUBLIC
WILSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
1st Trust Title, Inc., 116 Lineberry Blvd, Ste. 200, Mt. Juliet, TN 37122

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Robert J. O'Grosky and Mark LePera	Mark LePera	Map 83-2
(NAME) 1202 N 14th Street	(NAME) 8930 Beacon St.	
(ADDRESS) Nashville, TN 37208	(ADDRESS) Ft. Meyers, FL 33907	Parcel 18
(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, Tennessee Equity Holdings, Inc., HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Robert J. O'Grosky and Mark LePera, 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 "A" on the Plan of the Resubdivision of Lots 8 and 9 in J.W. Love's Subdivision of Greenwood, as shown of record in Plat Book 3106, Page 5, Register's Office of Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Charles Ernest Haynes by Deed from Floyd E. Robinson and wife, Joyce Robinson, filed for record 8/24/61 in Book 3277, Page 551, Register's Office for Davidson County, Tennessee and being further conveyed to Charles E. Haynes and wife, Carol B. Haynes by Quitclaim Deed from Charles Ernest Haynes, filed for record 05/23/05 as Instrument No. 20050523-0057570, Register's Office for Davidson County, Tennessee, and being further conveyed to Tennessee Equity Holdings, Inc., by Deed from Charles E. Haynes and wife, Carol B. Haynes, filed for record 03/09/06 as Instrument No,. 20060309-0027317, Register's Office for Davidson County, and Re-Record 03/16/06 as Instrument No. 20060316-0030213, Register's Office for Davidson County, Tennessee.

Subject to all matters as shown on plat of record in Plat Book 3106, Page 5, Register's Office of Davidson County, Tennessee.

Subject to Ingress and Egress Easement as shown of record in Book 3160, Page 5, Register's Office of Davidson County, Tennessee.

Subject to an access easement as shown of record in Book 3185, Page 419, Register's Office of Davidson County, Tennessee.

unimproved ☐

This is improved ☒ property, known as 1202 N 14th Street, Nashville, TN 37208

(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 27th day of April, 2006.

Tennessee Equity Holdings, Inc.

By: _____
Jon Schaffer, Vice President

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Before me, the undersigned Notary, personally appeared Jon Schaffer, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged such person to be Vice President (or other officer authorized to executed the instrument) of Tennessee Equity Holdings, Inc. the within named bargainor, a corporation, and that such Vice President or officer as such Tennessee Equity Holdings, Inc. executed the foregoing instrument for the purpose therein contained, by personally signing the name of the corporation as Vice President.

Witness my hand and official seal at Davidson County, Tennessee this the 27th day of April, 2006.

Commission expires: 10/26/08

SHANNA RAY
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

_____
Shanna Ray Notary Public