WARRANTY DEED

J. ANDREW WILEY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

STATE OF TENNESSEE
COUNTY OF **DAVIDSON**

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$194,000.00**

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE **19TH DAY OF DECEMBER, 2006.**

Notary Public

MY COMMISSION EXPIRES: 1/23/10
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Esquire Title & Escrow, Inc., 30 Burton Hills Blvd. Suite 200, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Lauren J. O'Meara	New Owners	**82-4-149**
(NAME)	(NAME)	
1020 North 7th Street		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37207		
(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, **Brian Garrett, a single person**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Lauren J. O'Meara and James D. O'Meara, wife and husband**, 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 24, SUBDIVISION OF MCFERRIN LANDS, WILLS, SHARPE AND CRUTCHER ADDITION, as shown on plat of record in Plat Book 57, Page 82, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed to Brian Garrett by deed from Deborah Skipper and Charlesetta Buchanan and Marvin Buchanan and Eric Buchanan and Daryal Buchanan and Reeynold Buchanan and Shakia Buchanan and Tyrone Buchanan of record in Instrument No. 20050803-0091263 Register's Office for Davidson County, Tennessee.

unimproved ☐

This is improved ☒ property, known as **1020 North 7th Street, Nashville, TN 37207**

(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.

Davidson County DEEDWARR
Recvd: 12/28/06 11:11 2 pgs
Fees:13.00 Taxes:717.80

20061228-0160142

Witness **my hand** this **19th day of December, 2006.**

Brian Garrett

STATE OF **TENNESSEE**

COUNTY OF **DAVIDSON**

Before me, the undersigned, of State and County aforesaid, personally appeared **Brian Garrett** with whom I am personally acquainted, and who, upon oath, acknowledged himself to be the person who executed the foregoing instrument for the purpose therein contained, and that he executed the same as his free act and deed.

Witness my hand and official seal at **Nashville**, Tennessee this **19th day of December, 2006**.

Commission expires: **July 19, 2008**

JUSTIN TATUM
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY

Justin Tatum Notary Public

My Commission Expires JULY 19,2008