jtc file 20673-4
Box 14A

RETURN TO: JOHN T. COOK, P.C., 2927 BERRY HILL DRIVE, NASHVILLE, TN 37204

WARRANTY DEED

Davidson County DEEDWARR
Recvd: 08/01/07 10:03 2 pgs
Fees:13.00 Taxes:1217.30
20070801-0091192

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $329,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 31ST DAY OF JULY, 2007.

Notary Public

MY COMMISSION EXPIRES: (AFFIX SEAL) March 7, 2011

THIS INSTRUMENT WAS PREPARED BY
Founders Title and Escrow, LLC, 1912 21st Avenue South, Nashville, TN 37212

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Thomas O'Connell	Charles Schwab Bank, N.A.	
(NAME)	(NAME)	
	5190 Neil Road Ste 300	Map 081-08-0
(ADDRESS)	(ADDRESS)	
	Reno, NV 89502	Parcel 229
(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, **TRUST DEVELOPMENT, LLC**, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto **THOMAS O'CONNELL**, 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:

BEING Lot No. 442 on the Plan of Lots known as North Nashville Real Estate Plan of Lots, a plan which is of record in Book 21, Page 105 of the Register's Office for Davidson County, Tennessee.

Said Lot No. 442 fronts 52 feet and 1/2 inch on the Westerly side of Sixth Avenue North (formerly High Street) and runs back 102 feet and 10 inches on the North line and 117 feet and 3 inches on the South line to an alley, fronting fifty feet on said alley.

Being part of the same property conveyed to Trust Development, LLC by Quitclaim Deed from James B. Creason and Jeremy Gearheart, as tenants in common, dated June 1, 2006, of record June 7, 2006, in Instrument No. 20060607-0067386, said Register's Office for Davidson County, Tennessee.

This conveyance is subject to (a) 2006 property taxes which have been prorated and assumed by the Grantee; (b) all restrictions of record; (c) all easements of record; (d) all visible easements; (e) all matters appearing on the plan(s) of record; and (f) all matters referenced in the master deed and by-laws; and (g) all applicable government and zoning regulations.

unimproved ☐
This is improved ☒ property, known as 1821 6th Avenue North, Nashville, TN 37208

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 our hands this 31st day of July, 2007.

Trust Development, LLC

By: _____
James B. Creason, President

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public of said County and State, personally appeared James B. Creason, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who upon oath acknowledged himself to be President of Trust Development LLC, the within named bargainor, a Tennessee limited liability company, and that he as such President, executed the foregoing instrument for the purpose therein contained by signing the name of the limited liability company by himself as President.

Witness my hand and official seal at Nashville, Tennessee on this 31st day of July, 2007.

Commission expires: May 10, 2010

_____
Notary Public

GAYLA COLVERT HENDRIX
STATE OF TENNESSEE NOTARY PUBLIC
DeKALB COUNTY