File No. 271100566

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $145,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30TH DAY OF NOVEMBER, 2007

Notary Public

MY COMMISSION EXPIRES: 8/10/09
(AFFIX SEAL)

RUTHERFORD COUNTY TENNESSEE NOTARY PUBLIC STATE OF CONNIE BEARD

Davidson County DEEDWARR
Recvd: 12/18/07 10:17 2 pgs
Fees:13.00 Taxes:536.50

20071218-0145065

THIS INSTRUMENT WAS PREPARED BY
Cumberland Title
Sidwell, Barrett, & Welch, PC
695 President Place, Suite 202
Smyrna, TN 37167

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Charles A. Megwa	Homecomings Financial, LLC	149-13-0-099.00
(NAME)	(NAME)	
5013 Chadfield Way	14850 Quorum Drive	
(ADDRESS)	(ADDRESS)	
Antioch, TN 37013	Dallas, TX 75254	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I, **Terrence L. O'Hair, married**, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Charles A. Megwa, unmarried**, HEREINAFTER CALLED THE GRANTEE(S), HIS HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **Davidson** COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

BEING Lot No. 105, Section One, CHADFIELD, as shown by plat of record in Book 7900, page 836, of the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate description of said lot.

Being the same property conveyed to Terrence L. O'Hair by Quit Claim Deed from Terrence L. O'Hair, the Executor of the Estate of Verna L. O'Hair, dated May 13, 2006, of record in Instrument No. 20060517-0057500, Register's Office for said County.

Susan T. O'Hair joins in this conveyance to convey any and all rights she may have in this property.

Subject to all matters as set forth per Book 7900, Page 836, Register's Office of said County.

Restrictive Covenants of record in Book 9540, Page 634 and Book 9540, Page 673, Register's Office of said County.

This conveyance is subject to any and all existing easements and restrictions of record.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☒ property, known as 5013 Chadfield Way, Antioch, TN 37013
(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 GRANTEE(S), HIS heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), HIS 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/our hands this 13th day of December, 2007.

Terrence L. O'Hair

Terrence L. O'Hair

Susan T. O'Hair

Susan T. O'Hair

STATE OF TENNESSEE

COUNTY OF RUTHERFORD

Personally appeared before me; the undersigned, a Notary Public in and for said County and State, the within named Terrence L. O'Hair the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the person(s) described herein, and who acknowledge that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand at office this 13th day of December, 2007.

Commission expires: 8/16/09

Connie Beard

Notary Public

CONNIE BEARD
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

File Number: 271100566

RETURN TO:
Cumberland Title
695 President Place, Suite 202
Smyrna, TN 37167

STATE OF TENNESSEE

COUNTY OF RUTHERFORD

Personally appeared beforeme; the undersigned, a Notary Public in and for said County and State, the within named Susan T. O'Hair the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the person(s) descibed herein, and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand at office this 13th day of December, 2007.

Commission expires: 08/16/09

Connie Beard

Notary Public

CONNIE BEARD
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY