RECORD AND RETURN TO:
Mitchell A. Watts, Attorney
2400 Crestmoor Road #102
Nashville, TN 37215

BILL GARRETT, Davidson County
Trans:T20090051263 DEEDWARR
Recvd: 07/29/09 15:43 2 pgs
Fees:13.00 Taxes:1291.30
20090729-0071139

State of Tennessee
County of ~~Williamson~~ Davidson

The actual consideration or value whichever is greater is $349,000.00

Subscribed and sworn before me this the 27th day of July, 2009.

Affiant

(Affix Seal)

MITCHELL A. WATTS
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

Notary Public

9-30-09

WARRANTY DEED

This instrument prepared by:

900717

SOUTHEAST TITLE of Tennessee, Inc.
214 Centerview Drive, Suite 101 Brentwood, Tennessee 37027

Address of new owner:
Elizabeth Zechmeister
Andrew Apodaca
3513 Rainbow Place
Nashville, TN 37204

Send tax bills to:
Franklin American Mortgage Co.
501 Corporate Centre Drive #400
Franklin, TN 37067

Map 118-14, Parcel 52

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 CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED,

Susan O'hara and Jed Hilly, wife and husband

HEREINAFTER CALLED THE GRANTOR(S), HAVE THIS DAY BARGAINED AND SOLD, AND BY THESE PRESENTS DO HEREBY TRANSFER AND CONVEY UNTO

Elizabeth Zechmeister and Andrew Apodaca, wife and husband

HEREINAFTER CALLED THE GRANTEE(S), THEIR SUCCESSORS AND ASSIGNS, A CERTAIN PARCEL OF LAND, TOGETHER WITH ALL TENEMENTS, HEREDITAMENTS AND APPURTENANCES THERETO LOCATED IN Davidson COUNTY, TENNESSEE, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

TRACT I: Being the south part of Lot No. 86 on the Map of Woodmont Boulevard Section of Marengo Park, as of record in Book 1130, page 2, in the Register's Office for Davidson County, described as follows: Beginning at a point in the westerly margin of Rainbow Place, formerly Shirley Place, 10.0 feet south of the corner of Lots 84 and 86; thence westerly parallel to said line between Lots 84 and 86, 200.67 feet to the easterly line of Lot No. 85; thence with the line of said Lot No. 85 southerly 75.0 feet to the northerly margin of Winston Place; thence with the margin of the same, easterly 173.4 feet to a point, the beginning of a curve; thence around said curve in a northerly and northwesterly direction, having a radius of 30 feet, 46.0 feet to the westerly margin of Rainbow Place; thence with the margin of the same, northerly 56.0 feet to the point of beginning.

TRACT II: Being a 15-foot strip of land extending along the southerly border of Lot No. 86 on the Map of Marengo Park, as of record in Book 1133, page 2, in the Register's Office for Davidson County, which strip of land is a portion of the 50 foot right of way designated on map as Winston Place and later abandoned by the City of Oak Hill.

Being the same property conveyed to Jed Hilly and wife, N. Susan O'Hara and Michael O'Hara and wife, Nancy F. O'Hara, by Warranty Deed dated April 25, 2002, from Brian J. Smokler and wife, Mary Ann Smokler, of record as Instrument No. 20020429-0051972 in the Register's Office for Davidson County, Tennessee. The interest of each married couple to be held as tenants by the entirety, each as an undivided fifty (50.0%) percent interest in the whole. The two interests as they relate to each other to be held as joint tenants with right of survivorship. The said Michael O'Hara and Nancy F. O'Hara (husband and wife) having since conveyed their interest in subject property to Jed Hilly & Susan O'Hara (husband and wife) as Tenants by the Entireties with right of survivorship, by Quitclaim Deed dated May 25, 2005, of record as Instrument No. 20050606-0064308 in said Register's Office.

Subject to taxes for the year 2009, easements and restrictive covenants, if any, of record in the Register's Office for said County together with any modifications and amendments thereto.

THIS IS IMPROVED PROPERTY KNOWN AS: 3513 Rainbow Place, Nashville, TN, 37204

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenance, estate, title and interest thereto belonging to the said GRANTEES, their successors, heirs or assigns, forever; and we do covenant with the said Grantees that we are lawfully seized and possessed of said land in fee simple, have good right to convey it, and the same is unemcumbered, 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 successors, heirs and assigns against the lawful claims of all persons whomsoever. Wherever used, the singular shall include the plural, the plural and singular, and use of any gender shall be applicable to all genders.

Subscribed and sworn before me this the 27th day of July, 2009.

Susan O'hara

Jed Hilly

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County, and State, the within named Susan O'hara and, Jed Hilly, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 27th day of July, 2009.

My commission expires:_____

Notary Public

Notary Seal present,
but could not be reproduced.

Bill Garrett
Davidson County Register of Deeds