BILL GARRETT, Davidson County
Trans:T20090053240 DEEDWARR
Recvd: 08/05/09 12:40 2 pgs
Fees:13.00 Taxes:777.00

20090805-0073467

WARRANTY DEED

Record & Return To

Foundation Title & Escrow
30 Burton Hills Blvd., Ste. 175
Nashville, TN 37215

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $210,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 4TH DAY OF JULY, 2009

Notary Public

MY COMMISSION EXPIRES: 7/3

(AFFIX SEAL)

KELLY ANN CALLAGHAN STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON

THIS INSTRUMENT WAS PREPARED BY
Stewart Title Guaranty Company, 1980 Post Oak blvd., Houston, TX 77056

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER
Bradford A. Jones and Sarah H. Jones	SunTrust Mortgage, Inc.	141-11-O-A-61
(NAME)	(NAME)	
805 Bay Cove Court	401 Commerce Street Suite 6100	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37221	Nashville, TN, 37219	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in 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, I/WE, **Brian B. O'Connor and Jeri Lee O'Connor**, husband and wife, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Bradford A. Jones and Sarah H. Jones**, husband and wife, 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 No. 161 on the Plan of Rolling River Estates, Phase 4, as of record in Book 5200, page 184 & 185, Register's Office for Davidson County, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Brian B. O'Connor and wife, Jeri Lee O'Connor by Warranty Deed from Stacey L. Woodroof, unmarried, formerly Stacey L. Duke and William P. Woodroof, unmarried, dated August 27, 2003, and recorded in Instrument No. 20030902-0126650, register's Office for Davidson County, Tennessee.

This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

unimproved ☐
This is improved ☒ property, known as 805 Bay Cove Court, Nashville, TN 37221

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, has 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.

The word "party" as used herein shall mean "parties" if more than one person or entity is referred to, and pronouns shall be construed according to their proper gender and number according to the context of this instrument.

IN WITNESS WHEREOF, the party of the first part has caused this instrument to be executed the day and year first above written.

BRIAN B. O'CONNOR

JERI LEE O'CONNOR

STATE OF

COUNTY OF

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named BRIAN B. O'CONNOR, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand at office this 29th day of May 2009.

Commission expires: MY COMMISSION EXPIRES MAY 2, 2011

CHRISTY P. WILMOT STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Notary Public

STATE OF

COUNTY OF

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named JERI LEE O'CONNOR, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand at office this 29th day of May 2009.

Commission expires: MY COMMISSION EXPIRES MAY 2, 2011

Notary Public

CHRISTY P. WILMOT STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY