WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20120008467 DEEDWARR
Recvd: 02/03/12 11:28 2 pgs
Fees:13.00 Taxes:418.10

20120203-0009991

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $113,000.00.

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30ST DAY OF JANUARY 2012.

Notary Public

MY COMMISSION EXPIRES: (My Commission Expires MAY 5, 2015)

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Broker Title & Escrow, LLC, 58 Music Square West, Nashville, TN 37203

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Brian M. O'Hara	Greentree Mortgage Company, L.P.	103-08-0A-042
(NAME)	(NAME)	
4425 Westlawn Drive, Unit C-102	10000 Lincoln Drive West, Suite 5	
(ADDRESS)		
Nashville, TN 37201	Marlton, NJ 08053	
(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, JAMES W. FITE AND JAMES PAUL FITE, AS JOINT TENANTS WITH RIGHT TO SURVIVORSHIP, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **BRIAN M. O'HARA, UNMARRIED,** HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVISON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being Unit C-102, as shown on the map entitled Westlawn Green, 4422 Westlawn Drive, of record as Plat Book 5200, pages 20-24, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to JAMES W. FITE and JAMES PAUL FITE, AS JOINT TENANTS WITH RIGHT OF SURVIVORSHIP, by deed from ROBERT B. MURPHY, of record as Book 5898, page 834, dated June 16, 1982, said Register's Office.

This is:						
Improved	property, known as	4425 Westlawn Drive Unit C-102		Nashville, TN 37201		
		(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. Witness our hands this 30th day of January 2012.

James W. Fite

James Paul Fite

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned authority, in and for said County and State, appeared **James W. Fite and James Paul Fite,** 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 foregoing instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, TN, on this 30th day of January 2012.

Notary Public

My Commission Expires:

ROBERT H. LEWIS
NOTARY PUBLIC
TENNESSEE
My Commission Expires MAY 5, 2015