WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20120099494 DEEDWARR
Recvd: 12/28/12 10:54 2 pgs
Fees:13.00 Taxes:166.50
20121228-0119964

BRYAN D. SPICER
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 09-12-2016

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $45,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 21ST DAY OF DECEMBER, 2012

Notary Public

MY COMMISSION EXPIRES: .

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Bridgehouse Title, LLC, 342 Cool Springs Blvd., Suite 202, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Brian J O'Hanlon	Brian J O'Hanlon	71-08 234.00
(NAME)	(NAME)	
919 Gallatin Ave. Ste. 6	same	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37206		
(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, I, **Thomas N. Midyett**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Brian J O'Hanlon**, 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:

A lot or parcel of land in the 12th Civil District of Davidson County, Tennessee, being Lot 57 on the map of Joywood Heights, Section 1, as of record in Book 1130, page 91, Register's Office for said County. Said Lot 57 fronts 102 feet on the southeasterly side of Wesley Avenue and runs back 207 feet on the easterly line and 182.5 feet on the westerly line, to a dead line, measuring 32.3 feet thereon.

Being the same property conveyed to T. R. Russell and wife, Clara Russell, by Warranty Deed from Roy Fred Kiber and wife, Novella V. Kiber, dated May 29, 1954, of record in Book 2280, page 513, Register's Office for Davidson County, Tennessee. Also being the same property conveyed to The Thomas R. Russell and Clara D. Russell Revocable Trust, by Quitclaim Deed from Thomas R. Russell and Clara D. Russell, dated January 25, 1994, of record in Book 9242, page 232, Register's Office for Davidson County, Tennessee. See Affidavit of Heirship of record in Instrument No. 20081121-0114706, Register's Office for Davidson County, Tennessee. AND Being the same property conveyed to Thomas N. Midyett, unmarried, by Quitclaim Deed from Helen Midyett, married, dated August 2, 2010, of record in Instrument No. 20100806-0062290, Register's Office for Davidson County, Tennessee.

This conveyance is subject to the following: Taxes for the year 2012, which have been prorated, and payment thereof, by acceptance of this conveyance, is expressly assumed by Grantees; all matters appearing on the Plan of record in Plat Book 1130, page 91; all of record in the Register's Office for Davidson County, Tennessee.

unimproved ☐

This is improved ☒ property, known as 504 Wesley Ave., Nashville, TN 37207

(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 my hand this 21st day of December, 2012.

Thomas N. Midyett

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned authority, in and for said County and State, appeared Thomas N. Midyett, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal at Franklin, Tennessee, this 21st day of December, 2012.

Notary Public

My Commission Expires:

BRYAN D. SPICER
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 09-12-2016