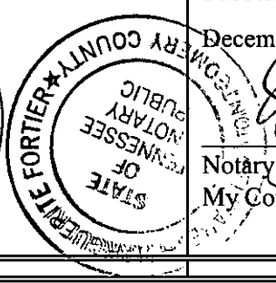
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Recvd: 01/14/13 14:56 2 pgs
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20130114-0004437

THIS INSTRUMENT PREPARED BY:	STATE OF TENNESSEE COUNTY OF DAVIDSON
Jennifer S. Ghanem, Esq. **The Row Realty & Title, LLC** **700 12th Avenue South, Suite 302** **Nashville, TN 37203**	The actual consideration or value, whichever is greater, for this transfer is: $304,000.00 Affiant Subscribed and sworn to before me, this 28 day of December, 2012. Notary Public My Commission Expires: 10/14/15





WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Joseph Ryan O'Nan 4008 Nevada Avenue Nashville, TN 37209	Joseph Ryan O'Nan 4008 Nevada Avenue Nashville, TN 37209	Tax Parcel ID No. 091-16-0-335

FOR AND IN CONSIDERATION of the sum of Ten and 00/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **JOSEPH F. PUTNAM, JR.**, ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **JOSEPH R. O'NAN,** ("Grantee"), his successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot No. 32 on the Subdivision of P.S. Stump, deceased, land a plan of which is of record in Plat Book 2, page 74, of the Chancery Court of Nashville, Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate description.

Said Lot No. 32 fronts 50 feet on the north side of Nevada, formerly Third Avenue, and runs back in a northerly direction between parallel lines, 150 feet to a 20 foot alley in the rear.

Being the same property conveyed to JOSEPH F. PUTNAM, UNMARRIED, by deed of record as Instrument No. 20120604-0048591, corrected as Instrument No. 20121004-0091029, said Register's Office.

This is improved property commonly known as: **4008 Nevada Avenue, Nashville, Tennessee 37209.**

This conveyance is subject to all easements and restrictions of record, the lien for property taxes that are not delinquent, any matters shown on any applicable plat.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantee, his successors, heirs and assigns, forever.

And Grantor covenants that he has lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds himself, his successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantee, his successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 28th day of December, 2012.

Joseph F. Putnam, Jr.

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named **Joseph F. Putnam, Jr.** the Grantor, with whom I am personally acquainted (or proved to me in the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office this 28th day of December, 2012.

Notary Public
My Commission Expires:

JENNIFER S. GHANEM
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
Commission Expires January 6, 2014