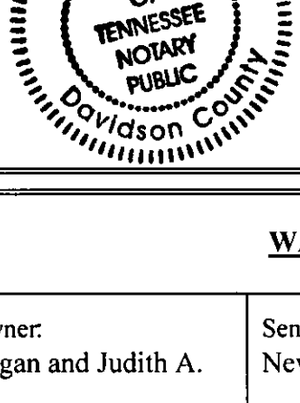
THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **2002 Richard Jones Rd** **Suite 203A** **Nashville, Tennessee 37215** **CRT File No. 12102150** 	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is geater, for this transfer is: $1,435,000.00. Meghan Grading Affiant Subscribed and sworn to before me, this 10th day of January, 2013. Notary Public My Commission Expires: 07/08/13

WARRANTY DEED

Address New Owner: Paul A. P. O'Hagan and Judith A. Neal 2205 Woodmont Blvd Nashville TN 37215	Send Tax Bills To: New Owner	Tax Information: Tax Parcel ID No. 117-10-15.00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Peter E. Keene and wife, Erin M. Keene** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Paul A. P. O'Hagan and Judith A. Neal, Husband and Wife**, ("Grantees"), their 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 2, BLOCK 4, WOODMONT ESTATES, as shown on plat of record in Plat Book 974, Page 29, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed to Peter E. Keene and wife, Erin M. Keene by Warranty Deed from Kathleen C. Williams, and husband, Bradley V. Williams, recorded on the 1st day of October, 2004 in Instrument No. 20041001-0118876, in the Register's Office of Davidson County, Tennessee.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

County of Davidson taxes for the year 2013 and thereafter, not yet due and payable.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of WOODMONT ESTATES, as recorded in Plat Book 974, Page(s) 29.

Covenants, Conditions and Restrictions as set forth in Deed recorded in Book 662, Page 807 and Book 1049, Page 28.

Charter of Woodmont Estates Neighborhood Association recorded in Book 8081, Page 687.

This is improved property located at 2205 Woodmont Blvd Nashville TN 37215.

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

BILL GARRETT, Davidson County
Trans:T20130003763 DEEDWARR
Recvd: 01/14/13 15:30 2 pgs
Fees:13.00 Taxes:5309.50
20130114-0004472

And Grantor covenants that it is 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 itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its 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 10th day of January, 2013.

Peter E. Keene

Erin M. Keene

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Peter E. Keene and Erin M. Keene, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 10th day of January, 2013.

Notary Public

My Commission Expires: _____

KATE ROSENTHAL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES SEPTEMBER 9, 2014