WARRANTY DEED

Davidson County DEEDWARR
Recvd: 04/01/13 13:03 2 pgs
Fees:13.00 Taxes:758.50
20130401-0031497

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER OR VALUE OF THE PROPERTY TRANSFERRED, WHICHEVER IS GREATER IS, **$205,000.00.**

Affiant

Subscribed and sworn to before me this 29th day of March, 2013.

Notary Public
My Commission expires: 2/6/15
(Affix Seal)

HALE E. WILSON, JR. NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

THIS INSTRUMENT PREPARED BY
Nashville Title Insurance Corporation, 2818 Bransford Avenue, Nashville, Tennessee 37204

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBER:
Sally R. Ross	SAME	83-6-118
199 Manchester Avenue		
Nashville, TN 37206		

WITNESSETH: That for and in consideration of TEN dollars, cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, **Edward Daniel O'Day and wife, Andrea D. Whalen,** hereinafter called the GRANTOR, does hereby bargain, sell, convey and confirm unto **Sally R. Ross**, a single woman, her heirs and assigns, hereinafter called the GRANTEE, the following described real estate, situated and being located in Davidson County, Tennessee:

Land in Davidson County, Tennessee being the southerly one-half of Lot No. 45 and the northerly 10 feet of Lot No. 46 on the Map of Beaumont Place, as of record in Book 332, Page 38, Register's Office for said County and described as follows:

Beginning at a point in the westerly margin of Manchester Ave., 50 feet southerly from the Northeast Corner of said Lot No. 45; Thence with the westerly margin of said Manchester ave., southwardly 60 feet to a point; thence westwardly parallel with the line between Lots 45 and 46, 75 feet, more or less, to a point in the easterly margin of an alley; thence with the easterly margin of said alley, the northerly 66 feet, more or less, to a point, 55 feet southerly from the northwesterly corner of said Lot No. 45, thence easterly 97 feet, more or less to the beginning.

Being the same property conveyed to Edward Daniel O'Day, unmarried, from Chad K. Slagle and wife, Jenny Slagle by Warranty Deed on May 5, 2005, of record in Instrument Number 20050512-0053821, Register's Office for Davidson County, Tennessee.

The property is subject to any and all existing easements and restrictions as shown of record including the following:

- Subject to all matters as shown on the Plan of record in Plat Book 332, Page 38, Register's Office for Davidson County, Tennessee.

This is improved property known as: **199 Manchester Avenue, Nashville, TN 37206**

TO HAVE AND TO HOLD The aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the GRANTEE, his heirs, successors and assigns in fee simple forever. And the GRANTOR does hereby covenant with the GRANTEE that he is lawfully seized in fee of the aforedescribed real estate; that he has a good right to sell and convey the same; that the same is unencumbered, and that the title and quiet possession thereto he will warrant and forever defend against the lawful claims of all persons.

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 March 29, 2013.

Edward Daniel O'Day

Andrea D. Whalen

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **Edward Daniel O'Day and Andrea D. Whalen,** to me known to be the person described in and who executed the foregoing instrument, and acknowledged that she executed the same for the purposes therein contained.

WITNESS my hand and Official Seal at office this March 29, 2013

My commission expires 7/6/15

Notary Public

HAL E. WILSON, III
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

I, Andy Maloney, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of TN
County of Davidson

Personally appeared before me, Hal Wilson, a notary public for this county and state, Andy Maloney, who acknowledges that this certificate of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My commission expires: 7/6/15

HAL E. WILSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY