RETURN TO / PREPARED BY:
First Title and Escrow Company, Inc.
2000 Richard Jones Rd., Ste. 110
Nashville, TN 37215
FTEC File # 31076
(Davidson County File Box 9-B)

BILL GARRETT, Davidson County
Trans:T20130028752 DEEDWARR
Recvd: 04/09/13 10:30 2 pgs
Fees:13.00 Taxes:673.40
20130409-0034982

This instrument prepared by and **Record and Return to:**
Parthenon Title Agency, LLC
85 White Bridge Road Suite 100-B
Nashville, TN 37205
(615) 829-5190

File No.: **13-1042**

WARRANTY DEED

THIS INDENTURE, made and entered into this **4/05/2013**, by and between **Rita O'Hara, a married woman, joined by David Luster, her husband,** parties of the first part, and **Jane D Haggard, an unmarried individual,** party of the second part,

WITNESSETH: This for and in consideration of Ten Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, the said party of the first part had bargained and sold and does hereby bargain, sell, convey and confirm unto the said party of the second part the following described Real Estate, situated and being in the City of **Nashville**, County of **Davidson**, State of **Tennessee**, to wit:

Land in Davidson County, Tennessee, Being Lot No 40 on the Revised Plan of Richland Meadows, Section IV of record in Plat Book 2330, Page 95, Register's Office for Davidson County, Tennessee.

Said Lot No. 40 fronts 52.0 feet on the southerly margin of Oakmont Circle and extends back ~~207.0~~ 207.8 feet on the westerly line and 244.6 feet on the easterly line to a dead line in the rear, measuring 62.0 feet thereon.

Being the same property conveyed to Michael R O'Hara and wife, Rita E O'Hara by deed from Lawrence A Rohling and wife, Kimberly D Rohling of record in Book 7480, page 283, said Register's Office. Michael R. O'Hara died on March 4, 2006. Rita O'Hara and Rita S. O'Hara are one and the same person.
This conveyance is made subject to: any and all restrictions and easements of record.

Parcel ID # **103-06-0-059.00**
Improved property located at: **5517 Oakmont Circle, Nashville, TN 37209**

TO HAVE AND TO HOLD the aforesaid Real Estate together with all appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the said party of the second part, his/her heirs, successors and assigns in fee simple forever.

The said party of the first part does hereby covenant with the said party of the second part that he/she is lawfully seized in fee simple of the afore described real estate; that he/she has good right to sell and convey the same; that the same is unencumbered, EXCEPT as set forth herein, and that the title and quiet possession thereto he/she warrants and forever defends against the lawful claims of all persons.

The word "party" as used herein shall mean "parties" if more than one person or entity be referred to, and pronouns shall be construed according to their proper gender and number according to the context hereof.

WITNESS the signature of the party of the first part of the day and year first above written.

Rita O'Hara

David Luster

STATE OF **Tennessee**

COUNTY OF **Davidson**

Before me, the undersigned, a Notary Public in and for said County and State, duly commissioned and qualified, personally appeared **Rita O'Hara and David Luster** to me known to the persons described in and who executed the foregoing instrument, and acknowledged that they executed the same for the purposes therein contained as his/her free Act and Deed.

Witness my hand and Notarial Seal this 5th day of April, 2013..

Notary Public

My Commission Expires: 5/6/13

REBEL GARLAND STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

****

Owner's Name: **Jane D Haggard**

and Address: **5517 Oakmont Circle, Nashville, TN 37209**

Mail tax bills to, (Person or Agency responsible for payment of taxes)

Farmington Financial Group, LLC
2002 Richard Jones Road, Suite 300A
Nashville, TN 37215

I, or we, hereby swear and affirm that, to the best of the affiant's knowledge, information, and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater, is **$182,000.00** which amount is equal or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant

STATE OF **Tennessee**

COUNTY OF **Davidson**

Subscribed and sworn to before me this 5th day of April, 2013..

Notary Public

My Commission Expires:

KAREN FORD GARLAND STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

My Commission Expires NOV. 3, 2015