BILL GARRETT, Davidson County
Trans:T20130046471 DEEDWARR
Recvd: 06/04/13 13:22 2 pgs
Fees:13.00 Taxes:2303.25
20130604-0056448

RECORD AND RETURN TO:
Limestone Title and Escrow, LLC
5200 Maryland Way, Suite 202
Brentwood, Tennessee 37027
File No.: TN132970

WARRANTY DEED

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

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $622,500.00.

J Anderson
AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE ___ day of May, 2013.

Kate Rosenthal
NOTARY PUBLIC

My commission expires: _____

THIS INSTRUMENT PREPARERD BY:
Limestone Title and Escrow, LLC, 5200 Maryland Way, Suite 202, Brentwood, TN 37027

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Emily O'Grady Michael O'Grady 1312 Grandview Drive Nashville, TN 37204	New Owner	11716004000

FOR AND IN CONSIDERATION of the sum of Six Hundred Twenty Two Thousand Five Hundred and 00/100 Dollars ($622,500.00), and other good and valuable consideration, cash in hand paid by the hereinafter named Grantees, the receipt of which is hereby acknowledged; the undersigned, **TENNESSEE REGIONAL HOLDING, LLC, a Tennessee Limited Liability Company,** hereinafter called the Grantors, has bargained and sold and by these presents do hereby transfer and convey unto, **EMILY O'GRADY AND MICHAEL O'GRADY, WIFE AND HUSBAND**, hereinafter called the Grantees, their heirs and assigns forever, that certain parcel of real estate situated in Davidson County, Tennessee, and being further described as follows, to-wit:

A certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

BEING Lot No. 15 of Block "M", on the Plan of Maplehurst Subdivision, as of record in Book 843, Pages 22 and 23, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete legal description.

Being the same property as conveyed to ***TENNESSEE REGIONAL HOLDING, LLC*** by Warranty Deed from Kudzu Real Estate, Inc., by Robert B. Potter, President dated October 29, 2012, recorded November 5, 2012 at Instrument Number 20121105-0101361, Register's Office for Davidson County, Tennessee.

This is improved property more commonly known as 1312 Grandview Drive, Nashville, TN, 37204.

This conveyance is made subject to all matters as shown of record in the Register's Office for Davidson County, Tennessee; and to the zoning and subdivision regulations of the appropriate governmental body.

TO HAVE AND TO HOLD said real estate, together with all of the appurtenances, estate and title thereunto belonging, unto the said Grantees, their heirs and assigns, forever.

The undersigned covenants with the said Grantees that it is seized and possessed of said real estate; that it has a good right to convey the same; and that it is unencumbered except by lien of the 2013 property taxes, which taxes are being prorated between the parties, and the payment thereof will be the responsibility of the Grantees.

The undersigned further covenants and binds itself, its successors and assigns, forever to warrant and defend the title to said real estate unto the said Grantees, their heirs and assigns, against the lawful claims of all persons, whomsoever.

WITNESS MY/OUR HANDS, this the 22 day of May, 2013.

TENNESSEE REGIONAL HOLDING, LLC

JUSTIN HICKS, member

WADE BARNES, member

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

On this the 23rd day of May, 2013, before me, appeared Justin Hicks and Wade Barnes, to me personally known (or proved to me on the basis of satisfactory evidence), who, being by me duly sworn (or affirmed) did say that they are members of Tennessee Regional Holding, LLC, a Tennessee Limited Liability Company, and that said instrument was signed in behalf of said Tennessee Regional Holding, LLC, and said officer acknowledged said instrument to be the free act of deed of said Tennessee Regional Holding, LLC.

WITNESS my hand and seal, this the 23rd day of May, 2013.

Notary Public

David Webber
Printed Notary Name

My commission expires: 9/25/17

DAVID P. WEBBER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
My Comm. Expires 9.25.2014