BILL GARRETT, Davidson County
Trans:T20130054200 DEEDWARR
Recvd: 06/26/13 11:55 2 pgs
Fees:13.00 Taxes:2183.00
20130626-0065706

Return to:
Foundation Title and Escrow, LLC.
2672 N. Mt. Juliet Rd.
Mt. Juliet, TN 37122

THIS INSTRUMENT PREPARED BY: GEORGE V. CRAWFORD, JR. **GULLETT, SANFORD, ROBINSON & MARTIN, PLLC** 150 THIRD AVENUE SOUTH SUITE 1700 NASHVILLE, TENNESSEE 37201 (615) 244-4994	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is $590,000.00. Affiant Subscribed and sworn to before me, this 18th day of June, 2013. Notary Public My Commission Expires: 6/15/14

LONNIE J. BUCHANAN NOTARY PUBLIC STATE OF TENNESSEE WILSON COUNTY, TN

Address New Owner As Follows: Lisa Jambusaria and Brendan O'Hare 209 Cantrell Ave. Nashville, TN 37205	Send Tax Bills To: New Owner	Map-Parcel Number: 104 13 0 008.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **KEITH R. DEERKOSKI AND WIFE, JESSICA L. DEERKOSKI**, hereinafter called the Grantors, have bargained and sold, and by these presents does transfer and convey unto **BRENDAN O'HARE AND LISA JAMBUSARIA**, HUSBAND AND WIFE, hereinafter called the Grantees, their heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 4 on the Plan of Bransford Realty Company's Subdivision of Lot Nos. 8, 10, 11 and 12 and part of Lot No. 9 of Block "E" in Whitland Realty Company's Subdivision, as of record in Book 547, page 53, Register's Office for said County.

Said Lot No. 4 fronts 55 feet on the westerly side of Wilson Avenue and runs back between parallel lines 200 feet to a dead line.

Being the same property conveyed to Keith R. Deerkoski and wife, Jessica L. Deerkoski by deed from Michael Shahan and wife, Christine Muir Shahan, of record as Instrument No. 20040504-0050850, Register's Office for Davidson County, Tennessee.

A new legal description was not prepared for this transaction. The legal description is the same as the previous instrument of record.

This conveyance is made subject to:

1. 2013 taxes, a lien not yet due and payable, which have been prorated and assumed by Grantees. By acceptance of delivery of this instrument, Grantees assume and agree to pay such taxes as and when such become payable and to indemnify and hold harmless Grantors from liability and loss therefrom.

2. All matters as shown on the Plan of record in Book 547, page 53, Register's Office for Davidson County, Tennessee.

This is improved property known as: **209 Cantrell Ave, Nashville, TN 37205**.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantees, their heirs and assigns, forever; and we covenant with the said Grantees that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and further covenant and bind ourselves, our heirs and assigns, to warrant and forever defend the title to the said land to the said Grantees, their heirs and assigns, against the lawful claims of all person whomsoever.

WITNESS my hand this 18th day of June, 2013.

KEITH R. DEERKOSKI

JESSICA L. DEERKOSKI

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **KEITH R. DEERKOSKI**, the within named bargainor, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 18th day of June, 2013

(Seal)

Notary Public

My Commission Expires:

GEORGE V. CRAWFORD, JR. STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.
My Commission Expires MAR. 3, 2015

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **JESSICA L. DEERKOSKI**, the within named bargainor, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 18th day of June, 2013

(Seal)

Notary Public

My Commission Expires:

GEORGE V. CRAWFORD, JR. STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.
My Commission Expires MAR. 3, 2015