BILL GARRETT, Davidson County
Trans:T20130057014 DEEDWARR
Recvd: 07/03/13 15:05 2 pgs
Fees:13.00 Taxes:610.50
20130703-0069289

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is 165,000.00

Affiant

Subscribed and sworn to before me, this 20th day of June, 2013.

Notary Public

My commission expires 3-4-17

JULIE BOONE
STATE OF TENNESSEE
NOTARY PUBLIC
MAURY COUNTY, TN

THIS INSTRUMENT WAS PREPARED BY
SIGNATURE TITLE SERVICES, LLC
4711 TROUSDALE DRIVE, STE 120
NASHVILLE, TN 37220

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
TIMOTHY D O'BRIEN **BARBARA M O'BRIEN**	**DISCOVER HOME LOANS, INC.**	**08301034500**
1101 N 14TH ST	**173 TECHNOLOGY DRIVE**	
NASHVILLE, TN 37206	**IRVINE, CA 92618**	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGE, WE,

EDWARD P. IRVIN, UNMARRIED

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

TIMOTHY D O'BRIEN and BARBARA M O'BRIEN, HUSBAND AND WIFE

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being part of Lot No. 8 on the Plan of the Martha Martin Lands, as of record in Book 161, page 101, Register's Office for said County, described according to a survey made by W. C. Lambert, Surveyor, May 3, 1952, as follows:
Beginning on the northerly margin of Sharpe Avenue at the southwest corner of that part of said Lot No. 8 conveyed to Christopher D. Denton and wife, by deed from Norma Beasley Reed, now Wilburn, of record in Book 2301, page 83, said Register's Office; thence with said Denton's western boundary line northwardly 81.5 feet to the southeast corner of that part of said Lot No. 8 conveyed to Christopher D. Denton and wife, by deed from Norma Beasley Reed Wilburn of record in Book 2332, page 199, said Register's Office; thence with said Denton's southern boundary line westwardly 106.5 feet to the easterly margin of North 14th Street; thence with same southwardly, 81.55 feet to the northerly margin of said Sharpe Avenue; thence with same eastwardly 113 feet to the beginning.

BEING THE SAME PROPERTY CONVEYED TO EDWARD P. IRVIN AND WIFE, THAIWAN IRVIN BY WARRANTY DEED FROM BERTHA D. WELLS, UNMARRIED, DATED 01/20/1989 RECORDED ON 01/26/1989 IN BOOK 7759 PAGES 151-153 SAID REGISTER'S OFFICE FOR SAID COUNTY. THAIWAN IRVIN, HAVING SINCE DECEASED AS OF 6/24/2012.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

All easements, restrictive covenants and conditions, and other matters of record, including items set out on any applicable plat of record.

This is improved (_X_) unimproved (____) property known as 1101 N 14TH ST, NASHVILLE, TN 37206.

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 do 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 in unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, 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 persons whomsoever. 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 my/our hand(s) this 20th day of June, 2013.

EDWARD P. IRVIN

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, a Notary Public of said County and State, EDWARD P. IRVIN, the within named Grantors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 20th day of June, 2013.

Notary Public

My Commission Expires: 1/26/16

LELAND L. COLEMAN JR.
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY