WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20130059184 DEEDWARR
Recvd: 07/11/13 14:00 2 pgs
Fees:13.00 Taxes:381.10
20130711-0071915

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $103,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 10th day of July, 2013.

Notary Public

MY COMMISSION EXPIRES: 8/23/2016

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Sidwell & Barrett, PC
Stewart Title Company Tennessee Division, 5107 Maryland Way, Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
AlvMegha Putti	F&M Bank	17304001200
(NAME)	(NAME)	
5456 Hickory Park Drive	P.O. Box 451	
(ADDRESS)	(ADDRESS)	
Antioch, TN 37013-4344	Clarksville, TN 37041	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of ten dollars, cash in hand paid by the hereinafter named GRANTEE(S), and other good and valuable considerations, the receipt of which is hereby acknowledged, we, **Linda M. O'Brien and husband, Thomas E. O'Brien**, hereinafter called the GRANTOR(S), have bargained and sold, and by these presents do transfer and convey unto **AlvMegha Putti, a married woman**, hereinafter called the GRANTEE(S), their heirs and/or 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 Lot No. 70-A, Unit B, on the Plan of Zone Lot Division, HICKORY PARK VILLA, SECTION TWO, of record in Book 6250, page 465, Register's Office for said County, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Linda M. O'Brien and husband, Thomas E. O'Brien by Deed from James E. Jose and wife, Linda G. Jose, dated 08/18/1999 and filed for record on 08/24/1999 in Book 11632, Page 187, Register's Office for Davidson County, Tennessee. Said deed was rerecorded in Instrument 200003270030467.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

All matters as set forth per Book 6250, Page 465, said Register's Office.
Restrictions of record in Book 6586, Page 363, said Register's Office.
County of Davidson taxes for the year 2013 and subsequent years, a lien not yet ascertainable, due or payable.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☑ property, known as 5456 Hickory Park Drive, Antioch, TN 37013-4344
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), their heirs and/or assigns forever; and we do covenant with the said GRANTEE(S) 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 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 GRANTEE(S), their heirs and/or 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 our hands this 10th day of July, 2013.

Linda M. O'Brien

Thomas E. O'Brien

State of Tennessee
County of Williamson

Personally appeared before me Linda M. O'Brien and Thomas E. O'Brien, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the foregoing instrument for purposes therein contained.

WITNESS my hand and seal this 10th day of July, 2013.

Notary Public
My Commission Expires: 5/23/13

RETURN TO:
Stewart Title Company Tennessee Division
5107 Maryland Way
Brentwood, TN 37027

DONALD R. BARNETT, JR. NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY