BOX 50-3

PREPARED BY:
BANKERS TITLE & ESCROW CORP
5107 MARYLAND WAY
STE. 115
BRENTWOOD, TN 37027

RETURN TO:

RECORD AND RETURN TO:
VICTORY TITLE & ESCROW, LLC
695 PRESIDENT PL., STE. 203
SMYRNA, TN 37167
VT-130600433

WARRANTY DEED

ROBIN S. EDWARDS
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $215,000.00

Janice Collins
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, this the 30th day of JULY, 2013

Robin S. Edwards
Notary Public

MY COMMISSION EXPIRES: 2/4/2015

THIS INSTRUMENT WAS PREPARED BY
VICTORY TITLE & ESCROW, LLC, 695 PRESIDENT PL., STE. 203, SMYRNA, TN 37167

ADDRESS OF NEW OWNER AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Bridget M. O'Brien 1121 Douglas Ave. Nashville, TN 37206	Everett Financial, Inc. dba Supreme Lending 14801 Quorum Dr., Ste. 300, Dallas, TX 75254	072-13-0-418.00

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 ACKNOWLEDGED, WE,

Ly Smith

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

Bridget M. O'Brien, an unmarried woman

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 the Eastern ½ of Lot No. 5 on the Plan of Sharpe & Horn's Addition to Nashville, as of record in Plat Book 161, Page 172, Register's Office for Davidson County, Tennessee.

SAID portion of Lot No. 5 fronts 50 feet on the northerly side of Hinton Street, now known as Douglas Avenue, and runs back between parallel lines 170 feet, more or less, to an alley.

BEING the same property conveyed to Ly Smith by Warranty Deed from Kwame Asare and Serwaa Asare dated 4/26/13 and recorded 4/30/13 in Instrument Number 20130430-0042768; and the same property previously conveyed to Kwame Asare and wife, Serwaa Asare by Warranty Deed from Janice J. Linder, Trustee of The Douglas Trust, dated 8/27/08 and recorded 9/5/08 in Instrument Number 20080905-0091263, Register's Office for Davidson County, Tennessee.

This property is not a marital residence and as such is not subject to any homestead, dower or other marital interest as contemplated by T.C.A. 260-2-307 or other similar statute.

This conveyance is subject to: 1) Current years taxes which have been prorated and assumed by the Grantee; 2) all restrictions of record; 3) all easements of record; 4) All visible easements; 5) All matters appearing on the plan of record; 6) All applicable government and zoning regulations.

This is improved (X) property known as **1121 Douglas Ave., 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 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 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 our hands this 30th day of JULY, 2013.

Ly Smith
Ly Smith

BILL GARRETT, Davidson County
Trans:T20130066369 DEEDWARR
Recvd: 08/02/13 12:53 2 pgs
Fees:13.00 Taxes:795.50

20130802-0080968

es

STATE OF NEVADA
COUNTY OF Washoe

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Ly Smith the bargainor(s) 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 and official seal at Reno Nevada, this 30th day of JULY, 2013.

Commission Expires: May 29th 2017

Notary Public

HOLLIE VIERNES
Notary Public - State of Nevada
Appointment Recorded in Washoe County
No: 13-10987-2 - Expires May 29, 2017

ls