THIS INSTRUMENT PREPARED BY:

MITCHELL A. WATTS, ATTORNEY
2400 Crestmoor Road Suite 102
Nashville, Tennessee 37215

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $***252,000.00.

Affiant

BILL GARRETT, Davidson County
Trans:T20130069084 DEEDWARR
Recvd: 08/12/13 13:07 2 pgs
Fees:13.00 Taxes:932.40
20130812-0084372

MITCHELL A. WATTS STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

Subscribed and sworn to before me this 6 day of August, 2013.

Notary Public

My Commission Expires: 8.20.13

ADDRESS OF NEW OWNER

Jason Rigney
139 46th Avenue, North
Nashville, Tennessee 37209

SEND TAX BILLS TO

New Owner

MAP & PARCEL NOS.

MAP 103-04-0
PARCEL 092.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Two Hundred Fifty Two Thousand and 00/100 Dollars ($***252,000.00) cash in hand paid, the receipt of which is hereby acknowledged, I, Simon O'Day, unmarried, (hereinafter called the "GRANTOR"), have bargained and sold, and by these presents do transfer and convey unto Jason Rigney and Jennifer Rigney, 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:

BEING the southerly 50 feet of Lots 1, 2 and 3 of Block 4 on the Map of Part of Sylvan Park of record in Plat Book 332, Page 104, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

BEING the same property conveyed to Simon O'Day, unmarried, by Warranty Deed dated March 11, 1997, from Bailey Ruth Campbell of record in Book 10378, page 687, in the Register's Office for Davidson County, Tennessee.

This is improved property known as 139 46th Avenue, North, Nashville, Tennessee 37209.

TO HAVE AND TO HOLD the aforesaid real estate, together with any and all appurtenances and improvements thereunto belonging to the said GRANTEES, their heirs and assigns, in fee simple, forever.

GRANTOR COVENANTS with the said GRANTEES that he is lawfully seized and possessed of said land in fee simple, has a good right to convey it and the same is unencumbered, except as follows:

1. Real estate taxes for the current year, which have been prorated between the parties herein and assumed by Grantees herein.

2. Matters, if any, shown on the Plan of Map of Part of Sylvan Park of record in Book 332, page 104, Register's Office for Davidson County, Tennessee.

3. Covenants, conditions, restrictions, reservations and easements, if any, contained in former instruments of record pertaining to subject property.

GRANTOR FURTHER COVENANTS and binds himself, his 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.

Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, the GRANTOR has executed this instrument on this the 6 day of August, 2013.

Simon O'Day by Edward O'Day, attorney in fact

Simon O'Day by Edward O'Day,
Attorney in Fact

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said State and County, Edward O'Day, to me known (or proved to me on the basis of satisfactory evidence) to be the person who as Attorney in Fact executed the foregoing instrument in behalf of Simon O'Day and who acknowledged that he as the Attorney in Fact executed the same as the free act and deed of Simon O'Day.

WITNESS my hand and official seal this 6 day of August, 2013.

Mitchell A. Watts

Notary Public

My Commission Expires: 8.20.13

MITCHELL A. WATTS
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY