BILL GARRETT, Davidson County
Trans:T20130070636 DEEDWARR
Recvd: 08/15/13 16:21 2 pgs
Fees:13.00 Taxes:2802.75

20130815-0086147

**WARRANTY DEED**

STEVEN T. MORRIS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires July 3, 2017

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $757,500.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 9th day of August, 2013.

Notary Public

MY COMMISSION EXPIRES: 7-3-17
(AFFIX SEAL)

**THIS INSTRUMENT WAS PREPARED BY**
Foundation Title & Escrow Series, LLC, 9175 Carothers Parkway, Suite 110, Franklin, TN 37067

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| Kevin Patrick O'Hara and Jodi Parker O'Hara | Sumner Bank & Trust | |
| (NAME) | (NAME) | |
| 1245 Vintage Place | 967A Grassland Place | 145-05-0-28 |
| (ADDRESS) | (ADDRESS) | |
| Nashville, TN 37215 | Gallatin, TN 37066 | |
| (CITY) (STATE) (ZIP) | (CITY) (STATE) (ZIP) | |

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, **Mark W. Wait and wife, Deborah Wait**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Kevin Patrick O'Hara and Jodi Parker O'Hara, 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 Lot No. 12 on the Plan of Vintage Place of record in Book 4460, page 148, in the Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete and accurate description.**

**BEING the same property conveyed to Mark W. Wait and wife, Deborah Wait by deed from Patricia S. Panther, unmarried and Roger E. Panther, unmarried, dated 06/13/2003, of record in Instrument No. 20030616-0082551, Register's Office for Davidson County, Tennessee.**

This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

This is improved property, known as 1245 Vintage Place, Nashville, TN 37215

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, has 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 **9th** day of **August, 2013.**

Mark W. Wait

**Mark W. Wait**

Deborah Wait by Mark W. Wait Attorney in Fact

**Deborah Wait by Mark W. Wait,**
**Attorney-in-Fact**

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned authority, **Mark W. Wait**, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledge that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this **9th** day of **August, 2013**

KAREN L. TRUSTY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 08-22-2016

Notary Public

My commission expires:

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named Mark W. Wait, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of Deborah Wait, as her Attorney In Fact, under Power of Attorney bearing Instrument No. 20130815-0086146 Register's Office for Davidson County, Tennessee and who acknowledged the execution of the same to be the free act and deed of Deborah Wait, under said Power of Attorney.

Witness my hand and official seal at office in Nashville, Tennessee, this the 9th day of August, 2013.

Notary Public

My Commission Expires:

KAREN L. TRUSTY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 08-22-2016