When recorded return to:
Residential & Commercial Title Services
1720 West End Avenue, Suite 400
Nashville, TN. 37203
(615) 921-8684

File No. B13-1556

This instrument prepared by and **Record and Return to:**
Parthenon Title Agency, LLC
85 White Bridge Road Suite 100-B
Nashville, TN 37205
(615) 829-5190

File No.: **13-1207**

BILL GARRETT, Davidson County
Trans:T20130083521 DEEDWARR
Recvd: 09/26/13 16:07 2 pgs
Fees:13.00 Taxes:425.50
20130926-0101423

WARRANTY DEED

THIS INDENTURE, made and entered into this **9/23/2013**, by and between **Brian M. O'Hara, an unmarried individual,** parties of the first part, and **Brett Casey Covington, an unmarried man.** party of the second part,

WITNESSETH: This for and in consideration of Ten Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, the said party of the first part had bargained and sold and does hereby bargain, sell, convey and confirm unto the said party of the second part the following described Real Estate, situated and being in the City of **Nashville**, County of **Davidson**, State of **Tennessee**, to wit:

Land in Davidson County, Tennessee, being Unit C-102, as shown on the map entitled Westlawn Green, 4422 Westlawn Drive, of record as Plat Book 5200, Page 20-24, in the Register's Office of Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Brian M. O'Hara, unmarried by deed from James W. Fite and James Paul Fite, as joint tenants with right of survivorship, dated 01/30/2012, of record in Instrument Number 20120203-0009991, Register's Office for Davidson County.

This conveyance is made subject to any and all existing easements and restrictions of record.

Parcel ID # **103-8A-42.00**
Improved property located at: **4425 Westlawn Drive, C-102, Nashville, TN 37209**

TO HAVE AND TO HOLD the aforesaid Real Estate together with all appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the said party of the second part, his/her heirs, successors and assigns in fee simple forever.

The said party of the first part does hereby covenant with the said party of the second part that he/she is lawfully seized in fee simple of the afore described real estate; that he/she has good right to sell and convey the same; that the same is unencumbered, EXCEPT as set forth herein, and that the title and quiet possession thereto he/she warrants and forever defends against the lawful claims of all persons.

The word "party" as used herein shall mean "parties" if more than one person or entity be referred to, and pronouns shall be construed according to their proper gender and number according to the context hereof.

WITNESS the signature of the party of the first part of the day and year first above written.

Brian M O'Hara

Brian M. O'Hara

STATE OF **Tennessee**

COUNTY OF **Davidson**

Before me, the undersigned, a Notary Public in and for said County and State, duly commissioned and qualified, personally appeared **Brian M. O'Hara** to me known to the persons described in and who executed the foregoing instrument, and acknowledged that they executed the same for the purposes therein contained as his/her free Act and Deed.

Witness my hand and Notarial Seal this 23rd day of September, 2013..

Rebecca T. Garland
Notary Public

My Commission Expires: 5/08/17

REBECCA T. GARLAND STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

****

Owner's Name: **Brett Covington**

and Address: **4425 Westlawn Drive, C-102, Nashville, TN 37209**

Mail tax bills to, (Person or Agency responsible for payment of taxes)
Residential Finance Corporation
1 Easton Oval, Ste. 400
Columbus, OH 43219

I, or we, hereby swear and affirm that, to the best of the affiant's knowledge, information, and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater, is **$115,000.00** which amount is equal or greater than the amount which the property transferred would command at a fair and voluntary sale.

Dina Hawk
Affiant

STATE OF **Tennessee**

COUNTY OF **Davidson**

Subscribed and sworn to before me this 23rd day of September, 2013..

Deborah L. Bissell
Notary Public

My Commission Expires: 6-1-2015

DEBORAH L. BISSELL STATE OF TENNESSEE NOTARY PUBLIC PERRY COUNTY My Commission Expires June 1, 2015

DEBORAH L. BISSELL STATE OF TENNESSEE NOTARY PUBLIC PERRY COUNTY My Commission Expires June 1, 2015