BILL GARRETT, Davidson County
Trans:T20130084530 DEEDWARR
Recvd: 10/01/13 09:06 3 pgs
Fees:18.00 Taxes:610.50

20131001-0102688

This instrument prepared by:
Fidelity Residential Solutions
120 Longwater Drive
Norwell, MA 02061
717479 416528-000615
Kay Long

WARRANTY DEED

ADDRESS NEW OWNER(s) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
		136-09-0-037.00
(NAME) Michael McGrath	(NAME) ORNL Federal Credit Union	
(STREET ADDRESS OR ROUTE NUMBER) 2433 Bayview Drive	(STREET ADDRESS) 8351 E. Walker Springs Suite 200	
(CITY) (STATE) (ZIP) Nashville, TN 37217	(CITY) (STATE) (ZIP) Knoxville, TN 37923	

FOR AND IN CONSIDERATION of the sum of Ten dollars and no/100 ($10.00), cash in hand paid by the Grantee(s) and other good and valuable considerations accepted as cash, the receipt and sufficiency of which is hereby acknowledged, Patrick S. O'Connell and Jennifer L. O'Connell, husband and wife have this day bargained and sold, and do hereby transfer and convey unto the said Michael K. McGrath, II and wife, Anna McGrath the Grantees herein, their (successors), heirs and assigns, certain real estate in Davidson, Tennessee as follows:

See Attached Exhibit "A".

Being that same property described in and conveyed to the Grantor herein by Warranty Deed of record at Instrument No. _____ in the Register's Office of _____ County, Tennessee.

STATE OF TN
COUNTY OF WILLIAMSON The actual consideration or value whichever is greater, for this transfer is $165,000.00

Affiant Jennie Collins

Subscribed and sworn to before me this the 26th day of September 2013

Notary Public Robin S. Edwards

My commission expires: 2/14/2015
(Affix Seal)

ROBIN S. EDWARDS
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY

This is unimproved ( ), known as 2433 Bayview Drive, Nashville, TN 37217

improved (X)

TO HAVE AND TO HOLD said real estate, with the appurtenance, estate, title and interest thereto belonging, to the Grantees their (successors), heirs and assigns forever we covenant that we are lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered.

We further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to said real estate to said Grantees, their (successors), heirs and assigns, against the lawful claims of all persons.

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.

Witness our hand this 17th day of August, 2013, the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.

Patrick S. O'Connell

Jennifer L. O'Connell

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, J. Brittney Baird, a Notary Public in and for said County and State, Patrick S. O'Connell, the within named bargainor married (fill in marital status), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 17th day of August, 2013.

(This area for official notarial seal)

Notary Public
My Commission Expires: My Commission Expires October 18, 2016

J. BRITTNEY BAIRD STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

STATE OF
COUNTY OF

Personally appeared before me, J. Brittney Baird, a Notary Public in and for said County and State, Jennifer L. O'Connell, the within named bargainor married (fill in marital status), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that She executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 17th day of August, 2013.

(This area for official notarial seal)

Notary Public
My Commission Expires: My Commission Expires October 18, 2016

J. BRITTNEY BAIRD STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

EXHIBIT "A"

LEGAL DESCRIPTION

File No.: P13-5299-BW

Commitment No.: P13-5299-BW

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF DAVIDSON, STATE OF TENNESSEE, AND IS DESCRIBED AS FOLLOWS:

Land in Davidson County, Tennessee, being Lot No. 9 on the Plan of Section One of Bayview of record in Plat Book 9700, Page 330, 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 Patrick S. O'Connell and wife, Jennifer L. O'Connell by Warranty Deed from Ronda K. Scharch, unmarried of record at Instrument No. 20070423-0047692, dated April 20, 2007 and recorded on April 23, 2007, in the Register's Office for Davidson County, Tennessee.

Being also known as 2433 Bayview Drive, Nashville, TN 37217.