BILL GARRETT, Davidson County
Trans:T20140007351 DEEDWARR
Recvd: 01/31/14 13:09 3 pgs
Fees:17.00 Taxes:0.00
20140131-0008879

This Instrument prepared by:

K. David Bradley, Jr., Esq., Tennessee Bar No. 12873
2409 Main Street, (South) Ashland, Kentucky 41101
Deeds on Demand, PC, 5029 Corporate Woods Drive, Suite 175, Virginia Beach, VA 23462

Return to: Servicelink – Irvine, 250 Commerce 2nd Floor, Irvine, CA 92602

| Name and Address of New Owner | Name and Address of Entity Responsible for Payment of Real Property Taxes | Tax Map Parcel No.: |
|---|---|---|
| Sean H. O'Shea and Laurie S. O'Shea | SEAN H. O'SHEA | 149 03 0B 054.00 |
| 73 Kendall Park Drive | 73 KENDALL PARK DR. | |
| Nashville, TN 37217 | NASHVILLE, TN 37217 | |

# WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS THAT:

FOR VALUABLE CONSIDERATION OF TEN DOLLARS ($ 10.00 ) and other good and valuable consideration, cash in hand paid, the receipt and legal sufficiency of all of which is hereby acknowledged, SEAN H. O'SHEA, married, hereinafter referred to as "Grantor", has this day bargained and sold, transferred and conveyed and by these presents does bargain, sell, transfer and convey unto SEAN H. O'SHEA and LAURIE S. O'SHEA, husband and wife, as joint tenants with rights of survivorship, hereinafter referred to as "Grantee", whose mailing address is 73 Kendall Park Drive, Nashville, TN 37217, their heirs and assigns forever, the following property being situated and located in the County of Davidson, State of Tennessee together with all improvements located thereon, and being more particularly described as follows, to wit:

All that parcel of land in Davidson County, State of Tennessee, as more fully described in Deed Doc # 20080804-0080232, ID# 149 03 0b 054.00, being known and designated as:

Being Lot No. 47 on the plan of Phase Two Kendall Park, of record in Instrument No. 20020807-0094808, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.

TAX ID NO.: 149 03 0B 054.00

Prepared by Deeds on Demand, PC
5029 Corporate Woods Drive, Suite 175, Virginia Beach, VA 23462. 757-321-6936.
The attorney(ies) who prepared this instrument has/have not performed a title examination of the subject property and therefore makes no opinion or warranty as to the quality of title. The parties to this instrument agree they have reviewed, understand and accept its terms, acknowledge that they have read, understand and agree with the terms of the Deeds on Demand Invoice, Client Disclosure and Agreement (see www.deedsondemand.com/terms-of-service.aspx), and that the attorney/client relationship between the client(s) ordering and paying for the instrument and attorney(ies) preparing this instrument is strictly limited to the instrument's preparation. **Order # 31930**

By fee simple deed from John F. Martinez and wife, Linda S. Martinez as set forth in Doc # 20080804-0080232 dated 07/30/2008 and recorded 08/04/2008, in the Office of the Davidson County Register of Deeds, State of Tennessee.

Statement required by T.C.A. 66-24-121: The foregoing legal description is the same as contained in the previous deed of record.

The above-described property is improved property having a street address of 73 Kendall Park Drive, Nashville, TN 37217.

TO HAVE AND TO HOLD the aforesaid real estate, together with all appurtenances and hereditaments thereunto appertaining unto Grantee, their successors and assigns in fee simple forever.

Grantor covenants that Grantor is lawfully seized and possessed of said real estate, has full power and lawful authority to sell and convey the same; that the title thereto is free, clear and unencumbered except as aforesaid; and, Grantor will forever warrant and defend the same against the lawful claims of all persons whomsoever.

The words "Grantor" and "Grantee" shall include their respective successors and assigns where the context requires or permits.

THIS CONVEYANCE is made subject to all easements, and building or use restrictions of record, including, but not limited to, those for public roads and highways, restrictive covenants, utilities, railroads, and pipelines. The conveyance is also subject to all applicable zoning, ordinances, statutes, rules, or regulations, as amended.

IN WITNESS WHEREOF, the Grantor has caused this instrument to be executed on this 15 day of January, 2014.

(seal)
SEAN H. O'SHEA

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STATE OF TENNESSEE
COUNTY OF Davidson

I, the undersigned Notary Public, in and for the County and State aforesaid, do hereby certify that SEAN H. O'SHEA, with whom I am personally acquainted (or who has proved to me their identity on the basis of satisfactory evidence), has, upon oath, acknowledged the same before me and has executed the foregoing instrument for the purpose therein contained, by signing his name, on this 15 day of January, 2014.

Notary Public
My Commission expires: 05-05-15

PEGGY L. NIEMANN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON CO., TN

My Commision Expires
May 05, 2015

## VALUATION AFFIDAVIT

We, hereby swear or affirm that to the best of affiant's knowledge, information, and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater is $ -0- which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant/Grantee

Laurie J. O'Shea
Affiant/Grantee

Subscribed and sworn to before me this 15 day of January, 2014.

Notary Public
My Commission expires: 05-05-15

PEGGY L. NIEMANN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON CO., TN

My Commision Expires
May 05, 2015

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