BILL GARRETT, Davidson County
Trans:T20140040660 DEEDWARR
Recvd: 06/10/14 08:51 2 pgs
Fees:13.00 Taxes:999.00
20140610-0050222

THIS INSTRUMENT PREPARED BY:
Midtown Title, LLC
1704 Charlotte Avenue #105
Nashville, Tennessee 37203
M14-1010

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Patrick O'Hara Danielle O'Hara	Suntrust Mortgage, Inc. RVW 5093 1001 Semmes Ave. Richmond, VA 23224	155-8-C-226.00

STATE OF TENNESSEE
COUNTY OF Davidson
The actual consideration or value, whichever is greater, for this transfer is $270,000.00

Affiant

Subscribed and sworn to before me, this the 2nd day of June, 2014.

GREG FAIRBETTER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY
My Commission Expires NOV. 6, 2017

Notary Public

My Commission Expires: 11.6.17
(Affix Seal)

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 ($10.00) DOLLARS, cash in hand paid and other good and valuable consideration, the receipt of which is hereby acknowledged **Karl E. Schaper and wife Mary F. Schaper, ("Grantor"),** has this day bargained and sold, and does hereby bargain, sell, transfer and convey unto **Patrick O'Hara and Danielle O'Hara, husband and wife ("Grantee"),** and Grantee's successors and assigns all of Grantor's interest in a certain tracts or parcels of land located in ~~Williamson~~ Davidson County, **Tennessee,** to wit:

Land in Davidson County, Tennessee, being Lot No. 226 on the Plan of Poplar Creek Estates, Phase II, as of record in Book 6900, page 339 through 347, as amended in Book 7900, pages 888 and 889, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate description of said lot.

Being the same property conveyed to Karl E. Schaper and wife, Mary F. Schaper by Warranty Deed from Natasha Kant, unmarried, dated November 21, 2001, recorded November 27, 2001, in Instrument No. 20011127-0129599, Register's Office for Davidson County, Tennessee.

This is improved property located at: **6553 Chessington Drive, Nashville, TN 37221**

This conveyance is made subject to (1) Property taxes for the year 2014, a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the GRANTORS paying their prorated share thereof to GRANTEES who will be responsible for payment of said taxes. (2) all applicable zoning ordinances (3) utility, sewer, drainage and other easements of record, (4) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (5) building restrictions, and (6) other matters of public record.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE that we are lawfully seized and possessed of said land in fee simple, have 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 GRANTEE, 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, Grantor has executed this instrument on this **2nd** day of **June, 2014.**

GRANTOR(S)

Karl E. Schaper

Mary F. Schaper

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 **Karl E. Schaper and Mary F. Schaper** to me known to the persons described in and who executed the foregoing instrument, and acknowledged that he/she/they executed the same for the purposes therein contained as his/her/their free Act and Deed.

Witness my hand and official seal on this the **2nd** day of **June, 2014.**

Notary Public

My Commission Expires:

6-1-15

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