Davidson County DEEDWARR
Recvd: 07/14/14 11:18 3 pgs
Fees:18.00 Taxes:1128.13
20140714-0061720

THIS INSTRUMENT PREPARED BY:
CHAFFIN & BURNSED, PLLC
49 MUSIC SQUARE WEST, SUITE 502
NASHVILLE, TN 37203
(615) 460-7478

WARRANTY DEED

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $304,900.00

Affiant

Subscribed and sworn to before me as of the 11th day of July, 2014.

Notary Public

My Commission Expires: _____

ELIZABETH J. SMITH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.
My Commission Expires NOV. 3, 2015

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP – PARCEL #
Ali C O'Leary & Daniel S. O'Leary 6604 Fleetwood Drive Nashville, TN 37209	~~Franklin Synergy Bank~~ 3301 Aspen Grove Drive, #200 Franklin, TN 37067	10212000700

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named "Grantee," and other good and valuable consideration, the receipt and sufficiency all of which is hereby acknowledged, **Iberia R. Sosa and husband, Daniel N. Cohen**, hereinafter referred to as "Grantor," has bargained and sold, and by these presents does transfer and convey unto **Daniel S. O'Leary and Ali C O'Leary, husband and wife** their heirs and/or assigns, hereinafter referred to as "Grantee," a certain tract or parcel of land in Davidson County, Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 66 on the Plan of Horton Heights, Section X, of record in Plat Book 2133, Page 32, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Said Lot No. 66 fronts 170.00 feet on the westerly margin of Fleetwood Drive and extends back 180.9 feet on the northerly line and 300.0 feet on the southerly line to a deadline in the rear, measuring 209.2 feet thereon.

Being the same property conveyed to Iberia R. Sosa and husband, Daniel N. Cohen by deed from Thomas Ian Saylor and wife, Megan Michelle Saylor of record in Instrument No. 20100608-0044552 Register's Office for Davidson County, Tennessee, dated June 7, 2010 and recorded on June 08, 2010.

Being improved property known as 6604 Fleetwood Drive Nashville, TN 37209.

TO HAVE AND TO HOLD the said tract or parcel of land, together with the appurtenances, estate, title and interest thereto belonging to the said "Grantee," their heirs and/or assigns forever; and "Grantor" does covenant with the said "Grantee" that they are lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, except as stated herein as follows:

1. Taxes for the year 2014 a lien, not yet due and payable.

2. Subject to all matters shown on the Plan of record in Plat Book 2133, Page 32, Register's Office for Davidson County, Tennessee.

Grantor further covenants and binds themselves, their heirs and representatives to warrant and forever defend the title to said real estate to said Grantee, their heirs and/or assigns, against the lawful claims of all persons whatsoever.

IN WITNESS WHEREOF, the "Grantor" has caused their names to be affixed hereto as of the 11th day of July, 2014.

Iberia R. Sosa

Daniel N. Cohen by Attorney-in-Fact Iberia R. Sosa

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State Iberia R. Sosa with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that she executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal in Nashville, Tennessee, this 11th day of July, 2014.

Notary Public

LINDA F. BURNSED STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.
My Commission Expires March 7, 2017

My Commission Expires: 3/7/17

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

BEFORE ME, the undersigned a Notary Public of the State and County aforementioned, personally appeared Iberia R. Sosa, Attorney-in-Fact, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), to be the person who executed the foregoing instrument on behalf of Daniel N. Cohen, as his Attorney-in-Fact, and acknowledged that she executed the same as the free act and deed of Daniel N. Cohen, for the purpose contained herein.

Witness my hand and official seal in Nashville, Tennessee, this 11th day of July, 2014.

Notary Public

My Commission Expires: 3/7/17

LINDA F. BURNSED STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.
My Commission Expires March 7, 2017

True Copy Certification

I, Elizabeth J. Smith, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Elizabeth J. Smith

State of Tennessee
County of Davidson

Personally appeared before me, the undersigned, a notary public for this county and state, Elizabeth J. Smith, who acknowledged that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary Public

My commission expires

KELLY E. COX
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
My Comm. Expires November 6, 2017