WARRANTY DEED

R-VRES-14-506

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $220,000.00.

Carmen Coats
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 24th DAY OF OCTOBER, 2014.

Notary Public

MY COMMISSION EXPIRES: _____
(AFFIX SEAL)

ANNE MARIE CHANDLER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires August 23, 2016

THIS INSTRUMENT WAS PREPARED BY

Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Kimberly N. McDoniel	Nations Lending Corporation	
(NAME)	(NAME)	
506 North 18th Street	4 Summit Park Drive, Suite: 200	**083-06-0-373.00**
(ADDRESS)	(ADDRESS)	
Nashville, TN 37206	Independence, Ohio 44131	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, I/we **THOMAS W. O'ROURKE, UNMARRIED,** hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **KIMBERLY N. MCDONIEL, AN UNMARRIED WOMAN,** hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

Land in Davidson County, Tennessee, being part of Lot No. 7 on the Plan of W.L. Horn's Spout Spring Addition of record in Plat Book 57, Page 106, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Beginning on the westerly margin of North 18th, formerly Roy Street, at a point 156 feet north of the northerly margin of McEwen Avenue; thence with the westerly margin of said street northerly 50 feet ; thence at right angles westwardly 159 feet to a point 10 feet west of the dividing line between Lot Nos. 6 and 7; thence at right angles southwardly 50 feet; thence at right angles eastwardly 159 feet to the point of beginning.

Being the same property conveyed to Thomas W. O'Rourke, unmarried by deed from Michael Englebert aka Michael Engelbert, unmarried of record in Instrument No. 20061208-0151808 Register's Office for Davidson County, Tennessee, dated December 4, 2006 and recorded on December 8, 2006.

This conveyance is subject to:

- County of Davidson taxes for the year 2015 and thereafter, not yet due and payable.
- Subject to all matters shown on the Plan of record in Plat Book 57, Page 106, Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **506 North 18th Street , Nashville, Tennessee 37206**.

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(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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(S), their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

BILL GARRETT, Davidson County
Trans:T20140080875 DEEDWARR
Recvd: 10/27/14 16:02 2 pgs
Fees:13.00 Taxes:814.00
20141027-0099059

Witness my/our hand(s) this the 24th DAY OF OCTOBER, 2014.

Thomas W. O'Rourke by John Gleaves as
Attorney in Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, John Gleaves, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of THOMAS W. O'ROURKE, and who acknowledged he/she/they executed the same as the free act and deed of the said THOMAS W. O'ROURKE.

Witness my hand and official seal, this the 24th of October, 2014.

Notary Public
My Commission Expires: January 9, 2016
(SEAL)

