BILL GARRETT, Davidson County
Trans:T20140089872 DEEDWARR
Recvd: 12/01/14 14:20 2 pgs
Fees:13.00 Taxes:851.00
20141201-0110033

THIS INSTRUMENT PREPARED BY:
Midtown Title, LLC
1704 Charlotte Avenue #105
Nashville, Tennessee 37203
M14-1553

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Thomas Cardwell West, III 5040 Megan Drive Hermitage, TN 37076	Homestar Financial Corp. 848 Jesse Jewell Parkway, Suite 500 Gainesville, GA. 30501	098-13-0-D-014.00CO

WHEN RECORDED RETURN TO
Midtown Title, LLC
1704 Charlotte Avenue, #105
Nashville, TN. 37203
File No. M141553

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or value, whichever is greater, for this transfer is $230,000.00

Thomas Cardwell West III
Affiant

Subscribed and sworn to before me, this the 25th day of November, 2014.

L. M. Corriveau
Notary Public

My Commission Expires:
(Affix Seal)

C. M. CORRIVEAU
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires MAR. 7, 2017

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 ($10.00) DOLLARS, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged. I, **Brian J. O'Connell, unmarried,** hereinafter called the Grantor, have bargained and sold, and by these presents do transfer and convey unto **Thomas Cardwell West, III, an unmarried man,** hereinafter called the Grantees, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

Land in Davidson County, Tennessee, Being Lot No. 14 on the Plan of Windsong Subdivision, as shown by plat of record in Instrument No. 20001122-0115313, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete legal description thereof.

Being the same property conveyed to Brian J. O'Connell, an unmarried person, by Warranty Deed from The McCulloch Co. LLC, dated April 19, 2002, of record in Instrument No. 20020429-0052294, Register's Office for Davidson County, Tennessee.

This is improved property located at: **5040 Megan Drive, Hermitage, TN 37076**

This conveyance is made subject to (1) Property taxes for the year 2015, a lien not yet due and payable. (2) all applicable zoning ordinances (3) All matters shown on the plat of Windsong Subdivision, as recorded in Instrument No. 20001122-0115313, Register's Office for Davidson County, Tennessee. (4) Deed for common areas to the Windsong Homeowners Association of record in Instrument No. 20070604-0066316, Register's Office for Davidson County, Tennessee. (5) Declaration of Covenants, Conditions and Restrictions recorded in Instrument No. 20001121-0115020, as amended in Instrument No. 20010831-0094848, Register's Office for Davidson County, Tennessee. (6) Rules and Regulations of record in Instrument No. 20090923-0088560, Register's Office for Davidson County, Tennessee. (7) By-Laws of record in Instrument No. 20001121-0115020, Register's Office for Davidson County, Tennessee. (8) Storm Water Detention Agreement of record in Instrument No. 20000627-0063950, Register's Office for Davidson County, Tennessee, and (9) 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 GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES 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 GRANTEES, 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 **25th** day of **November, 2014.**

GRANTOR(S)

11-25-14

Brian J. O'Connell

STATE OF Florida

COUNTY OF Brevard

Before me, the undersigned a Notary Public in and for said County and State, duly commissioned and qualified, personally appeared **Brian J. O'Connell** to me known to the persons described in and who executed the foregoing instrument, and acknowledged that he executed the same for the purposes therein contained as his free Act and Deed.

Witness my hand and official seal on this the **25th** day of **November, 2014.**

FRANKLIN PENA
NOTARY PUBLIC
STATE OF FLORIDA
Comm# EE175703
Expires 3/4/2016

Notary Public
My Commission Expires: 3/4/2016