BILL GARRETT, Davidson County
Trans:T20140097085 DEEDWARR
Recvd: 12/30/14 09:18 2 pgs
Fees:13.00 Taxes:884.30
20141230-0118703

MARY BIRTHRIGHT
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $239,000.00

Affiant

Subscribed and sworn to before me, this 23RD DAY OF DECEMBER, 2014.

Notary Public

MY COMMISSION EXPIRES: 11-3-15 (AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Birthright Title & Escrow, LLC
515 Rivergate Parkway, Ste. 111
Goodlettsville, TN 37072

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Paul O' Brien and Cynthia O' Brien, husband and wife	Farmington Mortgage, a Division of CapStar Bank (NAME)	00400010400
1257 New Hope Road (ADDRESS)	2002 Richard Jones Rd., Ste. 300A (ADDRESS)	
Joelton, TN 37080 (CITY) (STATE) (ZIP)	Nashville, TN 37215 (CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, we Lauren S. McAnnar, unmarried, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto Paul O' Brien and Cynthia O' Brien, husband and wife, hereinafter called the Grantees, their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

LAND IN THE 14TH CIVIL DISTRICT OF DAVIDSON COUNTY, TENNESSEE, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT AN EXISTING IRON PIN IN THE WEST RIGHT-OF-WAY OF THE NASHVILLE AND SPRINGFIELD HIGHWAY, SAME BEING IN THE NORTH PROPERTY LINE OF THE SUE GARRETT SUTER PROPERTY LINE, SAME BEING THE NORTHEAST CORNER OF THE HEREIN DESCRIBED TRACT, THENCE, WITH THE NASHVILLE AND SPRINGFIELD HIGHWAY SOUTH 17 DEGREES 02 MINUTES 55 SECONDS EAST 162.00 FEET TO AN IRON PIN, THENCE LEAVING THE HIGHWAY NORTH 88 DEGREES 15 MINUTES 06 SECONDS WEST 878.21 FEET TO AN IRON PIN, THENCE NORTH 1 DEGREES 44 MINUTES 54 SECONDS EAST 153.36 FEET TO AN IRON PIN, THENCE SOUTH 88 DEGREES 15 MINUTES 06 SECONDS EAST 826.01 FEET TO THE POINT OF BEGINNING AND 3.00 ACRES, MORE OR LESS, ACCORDING TO A SURVEY DATED NOVEMBER 10, 1975, BY DEWAYNE CALDWELL.

BEING THE SAME PROPERTY TO STEPHEN DALE CATO ET UX LAUREN SUTER CATO BY DEED FROM SUE GARRETT SUTER ET VIR TURNER L. SUTER OF RECORD IN BOOK 4970, PAGE 851, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE. AND FURTHER CONVEYED TO LAUREN SUTER CATO BY QUITCLAIM DEED FROM STEPHEN DALE CATO, OF RECORD IN BOOK 6520, PAGE 75, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE. AND FURTHER CONVEYED TO RICHARD J. MCANNAR AND WIFE, LAUREN S. MCANNAR BY QUITCLAIM DEED FROM LAUREN S. MCANNAR (PREVIOUSLY KNOWN AS LAUREN SUTER CATO), BY INSTRUMENT NO. 20050311-0027272, REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE. THE SAID RICHARD J. MCANNAR HAVING SINCE DIED AND LEAVING LAUREN S. MCANNAR HIS SOLE SURVIVING SPOUSE.

THIS COVEYANCE IS SUBJECT TO TAXES FOR THE YEAR 2015 AND SUBSEQUENT YEARS.

This conveyance is subject to any and all existing easements and restrictions as shown of record.

unimproved ( )
This is improved (X) property, known as 8467 Whites Creek Pike, Joelton, TN 37080
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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

WARRANTY DEED
(Continued)

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. 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.

Witness my/our hand(s) this 23rd day of December, 2014.

Lauren S. McAnnar

STATE OF Tennessee

COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Lauren S. McAnnar, unmarried, the herein bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence). and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 23rd day of December, 2014.

Notary Public

My Commission Expires: 11-3-15

(SEAL)

MARY BIRTHRIGHT
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

RETURN TO:
Birthright Title & Escrow, LLC
515 Rivergate Parkway, Ste. 111
Goodlettsville, TN 37072