Davidson County	DEEDWARR
Recvd: 02/03/15 11:43	3 pgs
Fees:18.00 Taxes:388.13	
20150203-0010028	

Prepared by:
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Attorney at Law
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STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $104,900.00

Affiant

Subscribed and sworn to before me, this 29th day of January 2015.

Notary Public
My commission expires: _____

SHELLY M SMITH
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires 04-24-2018

Address of New Owner:	Send Tax Bills to:	Tax Information
Robert Klein	New owner	060-16/123.00
2814 Jones Ave.		
Nashville TN 37207		

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged Victoria O'Brien f/k/a Victoria Baker, a married women, hereinafter referred to as Grantor(s), have bargained and sold, and do hereby transfer and convey to Robert Klein* hereinafter called the Grantee(s) their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows: *Married

Being Lot No. 21 on the Plan of Joywood Heights Section 3 not of record according to survey made by George W. Watkins, Surveyor dated 8/5/97 as follows:

Beginning on the westerly margin of Jones Avenue at the southeast corner of the property conveyed to Carlos Meadows and wife by deed from T.W. Street and wife of recording Book 2647 Page 396 Register's Office for said County; thereto with said Meadows southern boundary line North 89 degrees 15 minutes West 275.4 feet to the southwest corner of said Meadows property; thence with said Meadows western boundary line, North 12 degrees East 50 feet to the property; thence with said Meadows western boundary line, North 12 degrees East 50 feet to the southeast corner of Lot 19 on the unrecorded plan; thence with the southerly line of Lots 19, 18 and 17, North 86 degrees West 345 feet and continuing in the same direction 217 feet to an iron pin in the easterly line of a 2 foot reserve strip; thence with the easterly line of said strip; South 1 degrees 15 minutes West 45.4 feet to an iron pin; thence South 81 degrees 30 minutes East 825 feet to the westerly margin of Jones Avenue; thence with the same northwardly 50 feet to the beginning.

Being the same property conveyed to Victoria O'Brien f/k/a Victoria Baker by deed from John Burke of record in Instrument No. 20110824-0065405 Register's Office for Davidson County, Tennessee.

This conveyance is made subject to the following: 1) 2015 taxes, a lien which are not yet due and payable. 2) Utility Easement of record in Book 4014 Page 897. 3) All matters appearing on survey prepared by George W. Watkins dated August 5, 1997.

This property is improved property known as 2814 Jones Ave., Nashville, Tennessee 37207

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. Grantors covenant with Grantee(s) that Grantor(s) are lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantor(s) do further covenant and bind themselves, their heirs, assigns and representatives, to warrant and forever defend the title to said land to 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.

WITNESS my hand this 23rd day of January, 2015.

Victoria O'Brien f/k/a Victoria Baker

Atticus O'Brien, who joins in this conveyance for the sole purpose of conveying any marital interest that he may have.

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Victoria O'Brien and Atticus O'Brien, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Brentwood, Tennessee, this 29th day of January, 2015.

Notary Public

My Commission expires: 2/23/15

AMY CROSS NANCE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

FILE NO: 08607

True Copy Certification

I, Connie Buchanan, do hereby make oath that I am the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true correct copy of the original document executed and authenticated according to law.

Connie Buchanan

Connie Buchanan

State of Tennessee/ County of Wilson SS:

Personally appeared before me, Shelly M. Smith, a notary public for this County and State, Connie Buchanan, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.



Shelly M Smith

Shelly M. Smith