BILL GARRETT, Davidson County
Trans: T20150029442 DEEDWARR
Recvd: 04/20/15 10:11 2 pgs
Fees: 13.00 Taxes: 185.00

20150420-0034781

RECORD AND RETURN TO:
VICTORY TITLE & ESCROW, LLC
695 PRESIDENT PL., STE. 203
SMYRNA, TN 37167
VT-150400177

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF RUTHERFORD
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS
$50,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, this the 17th day of April, 2015

Notary Public

MY COMMISSION EXPIRES:

GAIL C. VINCENT
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires MAR. 6, 2018

THIS INSTRUMENT WAS PREPARED BY
VICTORY TITLE & ESCROW, LLC, 695 PRESIDENT PL., STE. 203, SMYRNA, TN 37167

ADDRESS OF NEW OWNER AS FOLLOWS :	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Phillip L. Taylor 3344 Old Franklin Road Antioch, TN 37013	SAME	Map 174, Parcel ***

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

William L. O'Brien and wife, Susan O'Brien

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Phillip L. Taylor

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:

A certain parcel of land situated in Davidson County, Tennessee, and being a portion of the property as recorded in Deed Book 5789, Page 576, in the R.O.D.C., Tennessee and being more particularly described by metes and bounds as follows:

Beginning at a point in the south margin of Old Franklin Road, said point being 1157 feet more or less in a westerly direction along Old Franklin, from the Neal L. Jennings northwest corner; thence leaving the margin of Old Franklin Road with the Winston L. Pulley line as recorded in Deed Book 5441, Page 47, R.O.D.C., Tennessee, S 06 deg. 18' 00" W a distance of 1086.55 feet to a point; thence N 83 deg. 41' 00" W a distance of 199.85 feet to a point in the Edward R. Fann Line, as recorded in Deed Book 5649, page 591, R.O.D.C., Tennessee; thence N 06 deg. 19" 00" E a distance of 1,167.41 feet to a point in the South margin of Old Franklin Road; thence with the South margin of Old Franklin Road around a curve to the left said curve having a central angle of 12 deg. 36' 46" a radius of 980.00 feet; a length of 215.73 feet a tangent of 108.30 feet to a chord which bears S 61 deg. 37' 19" E for a distance of 215.30 feet to the point of beginning and containing 5.147 acres of land more or less.

Being the same property conveyed to William L. O'Brien an wife, Susan O'Brien, by Warranty Deed from Charles R. Dornan and wife, Martha J. Dornan, of record in Book 9128, Page 528 Register's Office for Davidson County, Tennessee.

This conveyance is subject to a public utility easement to the Metropolitan Government of Nashville, Davidson County, Tennessee, and private road Right of Way and Maintenance Agreement record in Book 8165. Page 141, Register's office for Davidson County, Tennessee and amended in Book 8341, Page 833.

This conveyance is subject to: 1) Current years taxes which have been prorated and assumed by the Grantee; 2) all restrictions of record; 3) all easements of record; 4) All visible easements; 5) All matters appearing on the plan of record; 6) All applicable government and zoning regulations.

*****THE GRANTEE REQUESTS THAT THIS PARCEL BE ADDED TO THE ADJOINING PARCEL ALREADY OWNED BY GRANTEE BEING MAP 174, PARCEL 103.**

This deed was prepared with information furnished by the grantor. The preparation of this deed neither expresses or implies any opinion of the preparer as to the title nor as to the accuracy of the description of the property conveyed here.

This is unimproved (X) property known as **3360 Old Franklin Road, Antioch, TN 37013**
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. 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 our hands this 17th day of April, 2015.

William L. O'Brien

Susan O'Brien

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named William L. O'Brien and wife, Susan 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 he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Smyrna, Tennessee, this 17th day of April, 2015.

Commission Expires:_____

Notary Public

GAIL C. VINCENT
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires MAR. 6, 2018