Prepared By & Return To:
Tennessee Title Services, LLC
6 Cadillac Drive, Suite 100
Brentwood, TN 37027
15-0617

STATE OF Tennessee
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $305,000.00

emily jones
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 5th day of June, 2015

Notary Public
Commission Expires: 6/19/18

Emily Kornbau
State of Tennessee
Notary Public
Sumner County
My Commission Expires June 19, 2018

Address of New Owner	Send Tax Bills To:	Map & Parcel
Ryan Corcoran 1211 14th Ave. South Nashville, TN 37212	USAA Federal Savings Bank 10750 McDermott Freeway San Antonio, TX 78288	10501025600

WARRANTY DEED

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, I/WE,

Lawrence Monahan and Theresa Monahan as tenants by entirity

HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Ryan Corcoran and Amanda McCleary

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 tract or parcel of land located in Davidson County, Tennessee described as follows, to wit:

Being the westerly 157 feet of Lot No. 20 and the westerly 157 feet of the southerly 8 feet of Lot No. 19 on the Map of Cotton and Moore's Subdivision of Lot No. 26 in O.B. Hayes Rokeby Plan, as of record in Book 332, Page 162, Register's Office for Davidson County, Tennessee, described as follows: Beginning on the westerly margin of 14th Avenue South, formally Lorango Street, as widened, in the south line of Lot No. 20, 14 feet easterly from the original southeast corner of said lot; thence with the westerly margin of said Avenue, as widened, north 38 feet; thence westerly parallel with the south line of said Lot, 157 feet, more or less to the easterly margin of an alley; thence with the easterly margin of said alley southerly 38 feet to the southwest corner of said Lot No. 20; thence with the south line of said easterly 157 feet to the beginning. INCLUDED in the above described property, but EXCLUDED therefrom is that portion having been conveyed to The Nashville Housing Authority of record in Book 4252, Page 195, in the Register's Office for Davidson County, Tennessee, and being more particularly described therein.

Being the same property conveyed to Lawrence Monahan and Theresa Monahan, as tenants by the entirety, by Warranty Deed from Express Investors, LLC, dated 10-30-2014 and recorded 11-04-2014 in Instrument No. 20141104-0101557, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

The foregoing legal description is the same as contained in the resource of title shown above.

BILL GARRETT, Davidson County
Trans:T20150046519 DEEDWARR
Recvd: 06/11/15 15:35 2 pgs
Fees:13.00 Taxes:1128.50
20150611-0055543

This is improved property known as: 1211 14th Ave. South, Nashville, TN 37212.

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 so 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 uses, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Dated this the 3rd day of June, 2015.

Lawrence Monahan

Theresa Monahan

STATE OF Georgia
COUNTY OF Fulton

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Lawrence Monahan and Theresa Monahan** 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 Fulton County, Georgia this 3rd day of June, 2015.

Notary Public
My Commission Expires: 02/25/2019

(Notary Seal)

BENARD KIRAGU NOTARY PUBLIC FULTON COUNTY EXPIRES GEORGIA February 25, 2019