THIS INSTRUMENT PREPARED BY:
WHITE & BETZ, ATTORNEYS
22 PUBLIC SQUARE
LAWRENCEBURG, TENNESSEE 38464

FROM: JAMES P. MITCHELL

TO: JAMES P. O'ROURKE

WARRANTY DEED

For and in consideration of the sum of THREE HUNDRED FIFTY THOUSAND AND 00/100--- (~~$350,000.00~~ 370,000) DOLLARS, cash in hand paid, the receipt of which is hereby acknowledged, I, JAMES P. MITCHELL, have bargained and sold, and by these presents, do transfer and convey unto the said JAMES P. O'ROURKE, his heirs and assigns, a certain tract or parcel of land located in ~~Lawrence~~ Davidson County, Tennessee, being more fully described as follows:

Land in Davidson County, Tennessee, being Lot 1, as shown on the map entitled 3rd Addition Creighton Meadows, of record in Plat Book 3500, Page 115, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate legal description.

This conveyance is subject to the matters set forth below, if any as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of way for public utilities that appear in the appropriate public record.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of 3rd Addition, Creighton Meadows, as recorded in Plat Book 3500, Page 115, Register's Office for Davidson County, Tennessee.

Covenants, conditions, restrictions, easements or servitudes, if any, appearing in the public records.

This being the same property conveyed to James P. Mitchell from L. Gino Marchetti, Jr., Trustee by deed dated May 10, 2011 of record in Instrument Number 20110511-0036251, Register's Office for Davidson County, Tennessee.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate title and interest, thereto belonging to the said JAMES P. O'ROURKE, his heirs and assigns forever. And I do covenant with the said JAMES P. O'ROURKE, that I am lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered except subject to all matters as set out above.

And I do further covenant and bind myself, my heirs and assigns, to warrant and forever defend title to said land to JAMES P. O'ROURKE, his heirs and assigns against lawful claims of all persons whomsoever.

WITNESS MY HAND this 5 day of August, 2015.

BILL GARRETT, Davidson County
Trans:T20150073345 DEEDWARR
Recvd: 08/28/15 14:15 2 pgs
Fees:13.00 Taxes:1369.00
20150828-0087521

JAMES P. MITCHELL

STATE OF TENNESSEE
COUNTY OF Williamson

On this 5 day of August, 2015, before me personally appeared JAMES P. MITCHELL, to me known or proved to me on the basis of satisfactory evidence to be the person (s) described in and who acknowledged that he executed the foregoing instrument and acknowledged that he executed the same as his free act and deed and for the purposes therein contained and expressed. The date my commission expires: 5/30/17. Witness my hand and seal at the City of Brentwood, TN, in the State of Tennessee.

NOTARY PUBLIC

I or we hereby swear or affirm that the actual consideration for this transfer, or value of the property transferred, whichever is greater is $ 370,000, which amount is equal to or greater than the amount which the property transferred would command at a fair voluntary sale.

AFFIANT

Subscribed and sworn to before me this 5th day of August, 2015.
My commission expires: 5/30/17

NOTARY PUBLIC

SEND TAX BILLS TO: Owner
James P. O'Rourke
220 Pelham Drive
Brentwood, TN 37027

PERSON RESPONSIBLE FOR TAXES:
James P. O'Rourke

PROPERTY ADDRESS:
4900 Lambert Drive
Nashville, TN 37220

MAP-PARCEL 146-03-0-031.00