WARRANTY DEED

BILL GARRETT, Davidson County
Trans: T20150101853 DEEDWARR
Recvd: 12/02/15 09:50 2 pgs
Fees: 13.00 Taxes: 666.00
20151202-0121362

CAROL T BAKER
STATE OF TENNESSEE NOTARY PUBLIC
CHEATHAM COUNTY

State of Tennessee
County of Davidson

The actual consideration or value, whichever is greater, for this transfer is **$180,000.00.**

Affiant

Subscribed and sworn to before me, this the 24th day of November, 2015.

Notary Public

My commission expires: 3/24/17

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Attorneys Title Company, Inc.
2927 Berry Hill Drive, Nashville, TN 37204-3126

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers
William T. Harris **Loree Beth Harris**		**Map 072-14-0 Parcel 186-00**
1406 Straightway Avenue	New owner	
Nashville, TN 37206		

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,

Mooretown Properties, LLC, a Tennessee limited liability company

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

William T. Harris and Loree Beth Harris, husband and wife

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:

Land in Davidson County, Tennessee, being the northerly 100 feet of the easterly half of Lot No. 39 (erroneously referenced as Lot 38 in prior deeds) on the Plan of H.M. Doak's Subdivision, as of record in Book 332, Page 22, Register's Office for Said County. Said part of Lot No. 39 fronts 50 feet on the southerly side of Straightway Avenue and extends back between parallel lines 100 feet to a dead line.

Being all of the same property conveyed to Kevin O'Hara, a married man by Special Warranty Deed dated February 13, 2012 from The Bank of New York Mellon FKA The Bank of New York as Trustee for the Certificateholders of CWABS, Inc., Asset-Backed Certificates, Series 2006-26, of record in Instrument No. 20120221-0014816, and further conveyed to Mooretown Properties, LLC, a Tennessee limited liability company by Quitclaim Deed dated August 10, 2012 from Kevin O'Hara, married, of record in Instrument No. 20120815-0073167, Register's Office for Davidson County, Tennessee.

The conveyance of the above described parcel of land is subject to the following: (1) The Plan of record in Plat Book 332, Page 22, said Register's Office, shows an Owner's Certificate, and is subject to all matters as set forth therein. (2) Notice of Completion dated August 20, 2012 of record in Instrument No. 20120821-0075196, Register's Office for Davidson County, Tennessee. (3) Taxes for the current year which have been prorated and assumed by the grantees herein.

This is improved (_X___) Unimproved (____) property, known as **1406 Straightway Avenue, Nashville, TN 37206**

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 its hand by its duly authorized officer this **24th** day of **November, 2015.**

Mooretown Properties, LLC, a Tennessee limited liability company

By:_____
Kevin P. O'Hara,Sole Member

By:_____

By:_____

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public, within and for the State and County aforesaid, personally appeared Kevin P. O'Hara, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the Sole Member of Mooretown Properties, LLC, the within named bargainor, a Tennessee limited liability company, and that he as such Sole Member, being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the limited liability company by himself as such Sole Member.

Witness my hand and official seal at Nashville, Tennessee, this **24th** day of **November, 2015.**

JOHN T. COOK
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

_____
Notary Public

My Commission Expires: 2/13/17