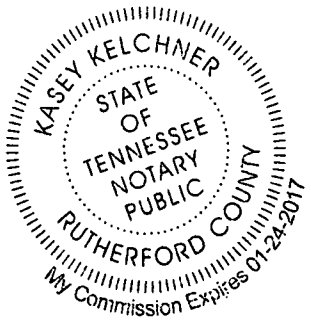
WARRANTY DEED



State of Tennessee
County of Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $175,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 16th day of March, 2016

Notary Public

MY COMMISSION EXPIRES: _____

(AFFIX SEAL)

Return to: File#10601

THIS INSTRUMENT WAS PREPARED BY
Advantage Title & Escrow, 3325 Aspen Grove Drive, Suite 104, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Sean O'Connor	NEW OWNER	09401005400
(NAME) 5073 2nd Ave. S. ~~612 South 12th Street~~	(NAME)	
(ADDRESS) Nashville, TN ~~37206~~ 37212	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, I, **William O Sharfner,** hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **Sean O'Connor,** _____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:

Being Lot No. 40, on the plan of Payne, Blakemore & Cummings Addition to Nashville, of record in Plat Book 57, Page 70, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

Said Lot No. 40 fronts 50 feet on the westerly side of South Twelfth Street, and runs back between parallel lines 161 feet to an alley.

Being the same property conveyed to William O. Sharfner, by deed of record in Book 9555 , Page 943 , Register's Office for Davidson County, Tennessee.

unimproved ☐

This is improved ☑ property, known as 612 South 12th Street, Nashville, TN 37206
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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.

BILL GARRETT, Davidson County
Trans:T20160022292 DEEDWARR
Recvd: 03/18/16 10:55 2 pgs
Fees:13.00 Taxes:647.50
20160318-0025841

Witness my/our hands this 16th day of March, 2016.

William O Sharfner

State of Tennessee
County of Williamson

Personally appeared before me William O Sharfner, with whom I am personally acquainted, and who acknowledged that he executed the foregoing instrument for purposes therein contained.

WITNESS my hand and seal this 16th day of March, 2016.

Notary Public
My Commission Expires: _____

File No.: 10601

KASEY KELCHNER
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY
My Commission Expires 01-24-2017