WARRANTY DEED

State of Tennessee)
County of Davidson)

16-02-017

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $371,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 1st day of April, 2016

Notary Public

My Commission Expires: March 3, 2020 (AFFIX SEAL)

BILL GARRETT, Davidson County
Trans:T20160028745 DEEDWARR
Recvd: 04/08/16 12:32 2 pgs
Fees:13.00 Taxes:1372.70
20160408-0033888

PRISCILLA C. URBANEK
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENNESSEE

THIS INSTRUMENT WAS PREPARED BY

Weiss & Weiss, Attorneys at Law, 1900 Church Street, Ste. 301, Nashville, TN 37203

ADDRESS FOR NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL-NUMBERS
CHRISTINA O'CONNOR, MICHAEL O'CONNOR & LINUS D. CATIGNANI	New Owner	117-120
(NAME)	(NAME) Linus Catignani	079.00
1720 Linden (ADDRESS)	1720 Linden (ADDRESS)	
Nashville TN 37212 (CITY) (STATE) (ZIP)	Nashville TN 37212 (CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION of the sum of ten dollars ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, I/we, **JAMES A. HAYES AND NETTIE HAYES, EXECUTORS OF THE ESTATE OF INEZ HARVEY LAWRENCE, DECEASED SEPTEMBER 1, 2015**, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **CHRISTINA O'CONNOR AND MICHAEL O'CONNOR, WIFE AND HUSBAND and LINUS D. CATIGNANI, UNMARRIED**, hereinafter called the Grantee(s), 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 **Lot No. 8, on the Map of Galecrest No. 2, Block "D"**, of record in Book 1424, Page 3, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

SAID Lot No. 8 fronts 80 feet on the northerly side of Woodmont Boulevard and runs back between lines, 203.3 feet on the easterly line and 200.2 feet on the westerly line to a dead line in the rear, measuring 63 feet thereon.

BEING the same property conveyed to Claude Wesley Lawrence and wife, Inez H. Lawrence, by Deed from Fred H. Brown and wife, Gertrude Brown, of record in Book 1780, Page 457, Register's Office for Davidson County, Tennessee. SUBSEQUENTLY, Claude Wesley Lawrence predeceased Inez H. Lawrence on April 23, 1960 and title having vested in Inez H. Lawrence by operation of law. THEN, Inez H. Lawrence (A/K/A Inez Harvey Lawrence) having died testate on September 11, 2015 and devised said property to her estate by Last Will and Testament, of record in Docket No. 15P-1566, Probate Clerk's Office for Davidson County, Tennessee. (The Will has a right of First Refusal of the neighbors)

THIS conveyance is subject to any and all zoning regulations, building restrictions and setback lines, if any, and easements and rights for public utilities applicable to this property; and taxes for the current year which have been prorated and assumed by the Grantee(s) herein.

BEING property known as: **1404 Woodmont Blvd., Nashville, TN, 37215.**

TO HAVE AND TO HOLD the said tract or parcel of land, together with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their successors 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 successors 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 WHEREOF, my hands, this 1st day of April, 2016.

THE ESTATE OF INEZ HARVEY LAWRENCE,
DECEASED SEPTEMBER 11, 2015

BY: James A. Hayes
JAMES A. HAYES, EXECUTOR

BY: Nettie Hayes
NETTIE HAYES, EXECUTOR

STATE OF Tennessee)
COUNTY OF Davidson)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **JAMES A. HAYES AND NETTIE HAYES, EXECUTORS OF THE ESTATE OF INEZ HARVEY LAWRENCE, DECEASED SEPTEMBER 1, 2015**, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 1st day of April, 2016.

My Commission Expires: 11/5/19

Susan B. Evans
Notary Public

SUSAN B. EVANS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY