RECORD AND RETURN TO:
Limestone Title and Escrow, LLC
5200 Maryland Way
Suite 202
Brentwood, Tennessee 37027
File No.: TW160098

WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20160029770 DEEDWARR
Recvd: 04/12/16 15:29 2 pgs
Fees:13.00 Taxes:695.60
20160412-0035124

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $188,000.00.

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 11th day of April, 2016.

NOTARY PUBLIC

My commission expires: _____

RYAN LUX
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 03-03-2020

THIS INSTRUMENT PREPARED BY:
Limestone Title and Escrow, LLC, 5200 Maryland Way, Suite 202, Brentwood, TN 37027

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
David E. King 73 Kendall Park Drive Nashville, TN 37217	new owner	149 03 0B 054.00

FOR AND IN CONSIDERATION of the sum of One Hundred Eighty Eight Thousand and 00/100 Dollars ($188,000.00), and other good and valuable consideration, cash in hand paid by the hereinafter named Grantee(s), the receipt of which is hereby acknowledged; the undersigned, **SEAN H. O'SHEA AND WIFE, LAURIE S. O'SHEA**, hereinafter called the Grantor(s), have bargained and sold and by these presents do hereby transfer and convey unto, **DAVID E. KING, A MARRIED MAN**, hereinafter called the Grantee(s), his heirs and assigns forever, that certain parcel of real estate situated in Davidson County, Tennessee, and being further described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot(s) 47, as shown on the map entitled Phase Two Kendall Park, of record as Instrument No. 20020807-0094808, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to SEAN H. O'SHEA AND LAURIE S. O'SHEA, HUSBAND AND WIFE, by Warranty Deed from SEAN H. O'SHEA, of record as Instrument No. 20140131-0008879, dated January 15, 2014, said Register's Office.

And being the same property previously conveyed to Sean H. O'Shea, a married man, by Warranty Deed from John F. Martinez and wife, Linda S. Martinez, dated 7/30/2008, recorded 8/4/2008, of record in Instrument No. 20080804-0080232, said Register's Office.

The address of the herein described property is believed to be 73 Kendall Park Drive, Nashville, TN 37217, and is shown on all tax records as same, but such addresses are not part of the legal description of the property herein and in the event of any discrepancy, the legal description herein shall control.

This conveyance is made subject to all matters as shown of record in the Register's Office for Davidson County, Tennessee; and to the zoning and subdivision regulations of the appropriate governmental body.

TO HAVE AND TO HOLD said real estate, together with all of the appurtenances, estate and title thereunto belonging, unto the said Grantee(s), his heirs and assigns, forever.

The undersigned covenant with the said Grantee(s) that they are lawfully seized and possessed of said real estate; that they have a good right to convey the same; and that it is unencumbered except by lien of the 2016 property taxes, which taxes are being prorated between the parties, and the payment thereof will be the responsibility of the Grantee(s).

The undersigned further covenant and bind themselves, their heirs and assigns, forever to warrant and defend the title to said real estate unto the said Grantee(s), his heirs and assigns, against the lawful claims of all persons, whomsoever.

WITNESS MY/OUR HANDS, this the 11th day of April, 2016.

SEAN H. O'SHEA

LAURIE S. O'SHEA

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, a Notary Public, Sean H. O'Shea and wife, Laurie S. O'Shea, 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 seal, this the 11th day of April, 2016.

JAMIE R. STEELMAN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD

Notary Public

Jamie R Steelman
Printed Notary Name

My commission expires: 11/18/18