**THIS INSTRUMENT PREPARED BY:**
Mortgage Connect, LP / William Bittinger
260 Airside Drive
Moon Township, PA 15108

| | |
|---|---|
| Davidson County | DEEDWARR |
| Recvd: 10/28/16 16:03 | 6 pgs |
| Fees:32.00 Taxes:0.00 | |
| 20161028-0114428 | |

**Warranty Deed**

File No: 805311

**THIS INDENTURE,** made and entered into this 31st day of August, 2016 by and between Michael J. O'Connor, unmarried and Kevin J. O'Connor, married, party of the first part, Michael J. O'Connor, unmarried and party of the second part,

**WITNESSETH:** That for and in consideration of Fifty Dollars and No/100 Dollars ($50.00), cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, the said party of the first part has bargained and sold and does hereby bargain, sell, convey and confirm unto the said party of the second part the following described real estate, situated and being in County of DAVIDSON, State of Tennessee, to wit:

See Exhibit A attached hereto and made a part hereof

**TO HAVE AND TO HOLD** The aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the said party of the second part, his heirs, successors and assigns in fee simple forever.

And the said party of the first part does hereby covenant with the said party of the second part that he is lawfully seized in fee of the aforedescribed real estate; that he has a good right to sell and convey the same; that the same is unencumbered, and that the title and quiet possession thereto he will warrant and forever defend against the lawful claims of all persons.

MAIL FUTURE TAX STATEMENTS TO:
MICHAEL J OCONNOR - New Owner
521 SNYDER AVENUE, NASHVILLE TN, 37209

The word "party" as used herein shall mean "parties" if more than one person or entity be referred to, and pronouns shall be construed according to their proper gender and number according to the context hereof.

**WITNESS** the signature of the said party of the first part the day and year first above written.

~~Michael J. O'Connor~~

Kevin J. O'Connor

~~Barbara J. O'Connor~~

STATE OF ~~TENNESSEE~~ California

COUNTY OF San Diego

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared Kevin J. O'Connor to me known to be the person _ described in and who executed the foregoing instrument, and acknowledged that _ he _ executed the same for the purposes therein contained.

WITNESS my hand and Notarial Seal at ~~office~~ this 31st day of August, 2016

Notary Public

My ~~commission~~ expires: 10/31/18

BYRON HIGGINBOTHAM
Commission No. 2087756
NOTARY PUBLIC - CALIFORNIA
SAN DIEGO COUNTY
Commission Expires October 30, 2018

I, or we, hereby swear or affirm that, to the best of affiant's knowledge, information, and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater is, $ ~~50.00 Gift~~, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant

Subscribed and sworn to before me this 31st day of August, 2016.

PROPERTY ~~ADDRESS~~: 921 SNYDER Avenue NASHVILLE TN 37209

BYRON HIGGINBOTHAM
Commission No. 2087756
NOTARY PUBLIC - CALIFORNIA
SAN DIEGO COUNTY
Commission Expires October 30, 2018

The word "party" as used herein shall mean "parties" if more than one person or entity be referred to, and pronouns shall be construed according to their proper gender and number according to the context hereof.

**WITNESS** the signature of the said party of the first part the day and year first above written.

~~Michael J. O'Connor~~

~~Kevin J. O'Connor~~

Barbara J. O'Connor

STATE OF ~~TENNESSEE~~ Arkansas

COUNTY OF Benton

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared Barbara J. O'Connor to me known to be the person _ described in and who executed the foregoing instrument, and acknowledged that She _ executed the same for the purposes therein contained.

WITNESS my hand and Notarial Seal at office this 1 day of Sept. 2016

Notary Public

DEYSI CHICAS
NOTARY PUBLIC
BENTON COUNTY, ARKANSAS
COMM. EXP. 6-2-2026
COMMISSION NO. 12349316

My commission expires: 6/2/26

I, or we, hereby swear or affirm that, to the best of affiant's knowledge, information, and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater is, $ ~~500.00~~, which amount is equal to or greater than the amount which the property transferred would command ~~at~~ a fair and voluntary sale.

Affiant

Subscribed and sworn to before me this 1 day of Sept., 2016

DEYSI CHICAS
NOTARY PUBLIC
BENTON COUNTY, ARKANSAS
COMM. EXP. 6-2-2026
COMMISSION NO. 12349316

PROPERTY ADDRESS: 521 SNYDER Avenue NASHVILLE TN 37209

DEYSI CHICAS
NOTARY PUBLIC
BENTON COUNTY, ARKANSAS
COMM. EXP. 6-2-2026
COMMISSION NO. 12349316

The word "party" as used herein shall mean "parties" if more than one person or entity be referred to, and pronouns shall be construed according to their proper gender and number according to the context hereof.

**WITNESS** the signature of the said party of the first part the day and year first above written.

MJC

Michael J. O'Connor

Kevin J. O'Connor

Barbara J. O'Connor

STATE OF TENNESSEE

COUNTY OF Davidson

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared Michael J O'Connor to me known to be the person _ described in and who executed the foregoing instrument, and acknowledged that _ he _ executed the same for the purposes therein contained.

WITNESS my hand and Notarial Seal at office this 10 day of September, 2016.

Ella K Butler

Notary Public

My commission expires: 12/06/2016

ELLA K. BUTLER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My comm. exp. Dec. 6, 2016

I, or we, hereby swear or affirm that, to the best of affiant's knowledge, information, and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater is, $ 50.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant

Subscribed and sworn to before me this 10 day of September, 2016.

Ella K Butler

PROPERTY ADDRESS: 521 SNYDER Avenue NASHVILLE TN 37209

ELLA K. BUTLER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My comm. exp. Dec. 6, 2016

**Exhibit A**
**Legal Description**

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 N0.4, BLOCK "A", ON THE MAP OF MRS. S. B. DRAKES SUBDIVISION, OF BLOCK "A" AND J.M. DAVIDSON'S SUBDIVISION OF BLOCK "B", VERNON AND LOVELL'S COLEMAN HEIGHTS PLAN, AS SHOWN BY PLAT OF RECORD IN PLAT BOOK 332, PAGE 25, IN THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAT REFERENCE IS HEREBY MADE FOR A MORE COMPLETE DESCRIPTION.

Being the same property as conveyed from Michael J. O'Connor, unmarried and Janelle Epstein, unmarried and Kevin J. O'Connor, married, joined by his spouse Barbara J. O'Connor to Michael J. O'Connor, unmarried and Kevin J. O'Connor, married as set forth in Deed Instrument #20110524-0039825 dated 12/31/2010, recorded 05/24/2011, DAVIDSON County, TENNESSEE.

091-10-0-245.00

# True Copy Certification

I, Rozanne Clough, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of Pennsylvania

County of Allegheny

Personally appeared before me, Steven Bieranowski, a notary public for this county and state, Rozanne Clough who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: Mar 9, 2020
Notary' Seal (if on paper)

COMMONWEALTH OF PENNSYLVANIA
NOTARIAL SEAL
STEVEN BIERANOWSKI
Notary Public
MOON TWP, ALLEGHENY COUNTY
My Commission Expires Mar 9, 2020