BILL GARRETT, Davidson County
Trans:T20160103309 DEEDWARR
Recvd: 11/22/16 11:29 2 pgs
Fees:13.00 Taxes:895.40

20161122-0123275

JESSICA PERRY
Notary Public
State of Colorado
Notary ID 20114028928
My Commission Expires May 16, 2019

(Notary Stamp)

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $242,000.00.

Mary O'Brien
Affiant

Subscribed and sworn to before me, this 21st day of November, 2016.

Notary Public

My commission expires: May 16, 2019

THIS INSTRUMENT PREPARED BY:
Keith H. Solomon, Attorney
SolomonParks Title & Escrow, LLC
4025 Hillsboro Pike, Suite 601, Nashville, TN 37215

WARRANTY DEED

Address of New Owner	Send Tax Bills To	Map-Parcel Number
Zachary A. Johnson	Zachary A. Johnson	155-03-0A-018.00CO
8148 Poplar Creek Road	8148 Poplar Creek Road	
Nashville, TN 37221-3202	Nashville, TN 37221-3202	

FOR AND IN CONSIDERATION of the sum of Ten dollars ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, I,

Mary O'Brien, unmarried

(hereinafter called the "Grantor"), have bargained and sold, and by these presents do transfer and convey unto

Zachary A. Johnson and Ashlea Hoess, husband and wife

(hereinafter called the "Grantee"), his heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to-wit:

BEING Lot No. 1 on the Plan of Section I, Rolling River Estates, of record in Plat Book 4860, Page 27, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

INCLUDED but EXCLUDED from the above described lot is that portion containing 417 square feet, more or less, conveyed to the Metropolitan Government of Nashville & Davidson County, Tennessee by Deed of record in Book 8416, Page 61, in the Register's Office for said County, to which reference is made for a more complete metes and bounds description of excluded portion.

BEING the same property conveyed to Joseph P. O'Brien and wife, Mary E. O'Brien, by Warranty Deed from Home Service Corporation, of record in Book 6069, Page 79, Register's Office for Davidson County, Tennessee; the said Joseph P. O'Brien having since died on 10-5-2008.

This is improved property known as 8148 Poplar Creek Road., Nashville, TN 37221-3202.

TO HAVE AND TO HOLD the said tract of parcel of land, together with any and all appurtenances, estate, title and interest thereto belonging to the said Grantee, his heirs and assigns, forever.

GRANTOR COVENANTS with the said Grantee that he is lawfully seized and possessed of said land in fee simple, has a good right to convey it and the same is unencumbered, except as follows:

1. Real estate taxes for all subsequent years, the current year's taxes having been paid at closing and prorated between the parties herein.

2. Matters, if any, shown on any applicable Plan of record in the Register's Office for Davidson County, Tennessee.

3. Covenants, conditions, restrictions, reservations and easements, if any, contained in former instruments of record pertaining to subject property.

GRANTOR FURTHER COVENANTS and binds himself, his heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, his 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.

IN WITNESS WHEREOF the Grantor has hereunto executed this instrument on this the 21st day of November, 2016.

Mary O'Brien

Mary O'Brien

STATE OF Colorado
COUNTY OF Douglas

Personally appeared before me, the undersigned, a Notary Public, in and for said County and State, the within named, Mary O'Brien, the bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the within instrument for the purposes therein contained, and who swore to the statements made above and subscribed their names above.

Witness my hand and official seal this 18th day of November, 2016.

Notary Public

My Commission Expires: May 16, 2019

JESSICA PERRY
Notary Public
State of Colorado
Notary ID 20114028928
My Commission Expires May 16, 2019

SolomonParks File No. 316353