WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20160106244 DEEDWARR
Recvd: 12/02/16 13:32 2 pgs
Fees:13.00 Taxes:5735.00
20161202-0126760

State of Tennessee
County of Davidson

The actual consideration or value, whichever is greater, for this transfer is **$1,550,000.00**.

Affiant

Subscribed and sworn to before me, this the 30th day of November, 2016.

Notary Public

My commission expires: _____
(AFFIX SEAL)

DEBBIE MANN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
MY COMMISSION EXPIRES OCTOBER 13, 2018

THIS INSTRUMENT WAS PREPARED BY
Attorneys Title Company, Inc.
2927 Berry Hill Drive, Nashville, TN 37204-3126

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers
Brendan O'Hare **Lisa Jambusaria**	New Owner	**Map 104-05-0 Parcel 326.00**
3518 Central Avenue		
Nashville, TN 37205		

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

Terry Clements and wife, Nancy Clements

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Brendan O'Hare and Lisa Jambusaria, husband and wife

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 the east 44 feet of Lot No. 263 and the west 16 feet of Lot No. 264 on the Map of Richland Realty Company's Second Subdivision, Division B, of record in Book 332, Page 92, Register's Office for Davidson County, Tennessee.

Said parts of said Lots Nos. 263 and 264 adjoin and front together 60 feet on the north side of Central Avenue and run back between parallel lines 200 feet to an alley.

Being the same property conveyed to Terry Clements and wife, Nancy Clements, by Deed dated November 30, 1989 from James E. Whitfield and wife, Margaret Whitfield, of record in Book 7995, Page 47, Register's Office for Davidson County, Tennessee.

The conveyance of the above described parcel of land is subject to the following: (1) The Plan of record in Plat Book 332, Page 92, said Register's Office, shows an Owner's Certificate, and is subject to all matters as set forth therein. (2) Taxes for the current year which have been prorated and assumed by the Grantee herein and subsequent years, not yet due and payable.

This is improved (__X__) Unimproved (____) property, known as **3518 Central Avenue, Nashville, TN 37205**

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 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.

Witness my/our hand(s) this **30th** day of **November, 2016.**

Terry Clements

Nancy Clements

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, a Notary Public of said County and State, **Terry Clements and Nancy Clements,** the within named sellers, 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 **30th** day of **November, 2016.**

Notary Public

JOHN T. COOK
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

My Commission Expires: 2/13/17