THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **1620 Westgate Circle, Ste 150** **Brentwood, TN 37027** **CRT File No. 16109726** BILL GARRETT, Davidson County Trans:T20160106311 DEEDWARR Recvd: 12/02/16 14:32 2 pgs Fees:13.00 Taxes:1054.13 20161202-0126878	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $284,900.00. Affiant Subscribed and sworn to before me, this 18th day of November, 2016. Notary Public My Commission Expires: MELISSA EDDY STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF WILSON MY COMMISSION EXPIRES: JANUARY 24, 2017

WARRANTY DEED

Address New Owner: Ruth A. Cox 1121 Douglas Avenue Nashville TN 37206-2302	Send Tax Bills To: New Owner	Tax Information: Tax Parcel ID No. 072-13-0-418.00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Bridget M. O'Brien n/k/a Bridget Keener, married** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Ruth A. Cox, a single person**, ("Grantee"), her successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being the Eastern 1/2 of Lot No. 5 on the Plan of Sharpe & Horn's Addition to Nashville, of record in Plat Book 161, Page 172, Register's Office for Davidson County, Tennessee.

Said portion of Lot No. 5 fronts 50 feet on the northerly side of Hinton Street, now know as Douglas Avenue, and runs back between parallel lines 170 feet, more or less, to an alley.

Being the same property conveyed to Bridget M. O'Brien, an unmarried woman by Warranty Deed from Ly Smith, of record in Instrument No. 20130802-0080968, Register's Office for Davidson County, Tennessee, dated July 30, 2013 and recorded on August 2, 2013.

Geoffrey Bryce Keener joins in this conveyance for the purpose of conveying all right, title and interest he may have in and to the above described property as spouse of Bridget M O'Brien n/k/a Bridget Keener.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

Taxes for the year 2017, a lien not yet due and payable.

Subject to all matters shown on the Plan of record in Plat Book 161, Page 172, Register's Office for Davidson County, Tennessee.

This is improved property located at 1121 Douglas Avenue Nashville TN 37206-2302

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantors have executed this instrument on this 18th day of November, 2016.

Bridget M. O'Brien n/k/a Bridget Keener

Geoffrey Bryce Keener

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Bridget M. O'Brien n/k/a Bridget Keener and Geoffrey Bryce Keener, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 18th day of November, 2016.

Notary Public

My Commission Expires: _____

JAMES ALEXANDER
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
MY COMMISSION EXPIRES MARCH 25, 2018