THIS INSTRUMENT PREPARED BY:
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BILL GARRETT, Davidson County
Trans:T20160109386 DEEDWARR
Recvd: 12/13/16 11:51 2 pgs
Fees:12.00 Taxes:0.00
20161213-0130608

WARRANTY DEED

For and in consideration of the sum of TEN DOLLARS ($10.00), cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged; I, **HUGH T. O'HARA, EXECUTOR OF THE ESTATE OF THOMAS O'HARA,** per Order dated February 11, 2016, of record in the Probate Court of Davidson County, Tennessee, *In Re: The Estate of Thomas O'Hara,* Case Number 16P185, have this day bargained and sold and by these presents do hereby transfer and convey unto **HUGH T. O'HARA,** a certain tract or parcel of land lying and being in the Davidson County, Tennessee, and being bounded and described as follows, to-wit:

MAP and PARCEL 064 16 0A 116.00

LAND in Davidson County, Tennessee, being UNIT NO. 116 on the Plan of JACKSON MEADOW, Phase I, Section I, according to the Master Deed of record in Book 7433, page 236, as amended by Book 7434, page 642, in the Register's Office of Davidson County, Tennessee, and more particularly described in Plat Book 6900, page 527, in the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more particular description.

AND BEING the same property conveyed to Thomas O'Hara and Consuelo R. O'Hara by Deed of Record in Book 8294, pages 121 and 122, in the Register's Office of Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING MATTERS: (1) All matters shown on Plat recorded in Book 6900, page 527; and (2) Covenants, conditions, restrictions, reservations, easements, liens of assessments options, power of attorney, and limitations on title created by the Tennessee "Horizontal Property Act" Tennessee Code Annotated and as set forth in the Master Deed recorded in Book 7433, page 236 thru 299, as amended by Book 7434, page 642.

TO HAVE AND TO HOLD said tract of land with the appurtenances, estate, title and interest thereto belonging to the said **HUGH T. O'HARA,** forever.

I covenant with the Grantee that I am lawfully seized and possessed of said tract of land in fee simple; that I have a good and lawful right to convey the same and that the same is unencumbered.

I further covenant and bind myself, my heirs and representatives, to warrant and forever defend this title to said tract of land to the said **HUGH T. O'HARA**, against the lawful claims of all persons whomsoever.

Grantor to give Grantee immediate possession.

Grantee to assume the 2016 property taxes.

WITNESS my signature, this the 5TH day of December 2016.

ESTATE OF THOMAS O'HARA

Hugh T. O'Hara

By: HUGH T. O'HARA, Executor

STATE OF TENNESSEE

COUNTY OF Wilson

Personally appeared before me, Tracie L. Wright, a Notary Public in and for the aforesaid County and State, the within name bargainor, **HUGH T. O'HARA, EXECUTOR OF THE ESTATE OF THOMAS O'HARA,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the **EXECUTOR OF THE ESTATE OF THOMAS O'HARA,** and who acknowledged that he executed the foregoing instrument for the purposes therein contained, by signing his name as **EXECUTOR OF THE ESTATE OF THOMAS O'HARA.**

WITNESS my hand and official seal at office in Old Hickory, Tennessee, this the 5th day of December 2016.

Tracie L. Wright

NOTARY PUBLIC

MY COMMISSION EXPIRES: 9/15/2020

2016 property tax notice sent to: HUGH T. O'HARA
116 General Jackson Lane
Hermitage, Tennessee 37076

