WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $290,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 21st DAY OF DECEMBER, 2016.

Notary Public

MY COMMISSION EXPIRES: 3-18-19
(AFFIX SEAL)

SUZANNE THOMAS NOTARY PUBLIC TENNESSEE My Comm Exp. March 18, 2019 COUNTY OF RUTHERFORD

R-BR-16-1247A-T

THIS INSTRUMENT WAS PREPARED BY

Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Elizabeth Longley	Franklin American Mortgage Co.	
(NAME)	(NAME)	**072-07-0-091.00**
1247 A Kenmore Place	6100 Tower Circle Suite 600	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37216	Franklin, TN 37067	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **WILLIAM O'SHEA, UNMARRIED AND EILEEN MCMANUS, UNMARRIED,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **ELIZABETH LONGLEY, A SINGLE WOMAN,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

Land in Davidson County, Tennessee, being part of Lot No. 93 on the Plan of Kenmore Place of record in Plat Book 332, Page 32, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the Westerly 50 feet on the Southerly 200 feet of Lot No. 93, said part of Lot 93 fronts 50 feet on the Northerly side of Warner Avenue (now Kenmore Place) and runs between parallel lines 200 feet to a dead line in the rear measuring 50 feet thereon.

Being the same property conveyed to William Oshea, a single man and Eileen McManus, a single woman, as joint tenants with right of survivorship and not as tenants in common by Quitclaim deed from William Oshea, a single man of record in Instrument No. 20070731-0090554 Register's Office for Davidson County, Tennessee, dated June 05, 2007 and recorded on July 31, 2007.

This conveyance is subject to:
- Taxes for the year 2017 and subsequent.
- All matters shown on the Plan of record in Plat Book 332, Page 32, Register's Office for Davidson County, Tennessee.
- Easement of record in Book 4218, Page 477, in the Register's Office for Davidson County, Tennessee.
- Restrictions of record as Instrument Number 20060602-0065237 in the Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **1247 A Kenmore Place, Nashville, Tennessee 37216**.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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.

BILL GARRETT, Davidson County
Trans:T20160113292 DEEDWARR
Recvd: 12/27/16 09:01 2 pgs
Fees:13.00 Taxes:1073.00
20161227-0135145

Witness my/our hand(s) this the 21st DAY OF DECEMBER, 2016.

William O'Shea by John Gleaves as Attorney in Fact

Eileen McManus by John Gleaves as Attorney in Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, JOHN GLEAVES, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of WILLIAM O'SHEA AND EILEEN MCMANUS, and who acknowledged he/she/they executed the same as the free act and deed of the said WILLIAM O'SHEA AND EILEEN MCMANUS.

Witness my hand and official seal, this the 21st of December, 2016.

Notary Public
My Commission Expires: 8/20/19
(SEAL)

MEGAN PAULUS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 08-20-2019

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212