BILL GARRETT, Davidson County
Trans:T20170033806 DEEDWARR
Recvd: 04/21/17 12:16 2 pgs
Fees:13.00 Taxes:370.00
20170421-0039359

Prepared by:
Tennessee Title & Escrow Affiliates, LLC
7105 Crossroads Blvd, Suite 101
Brentwood, TN 37027

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $100,000.00

Affiant

Subscribed and sworn to before me, this 20th day of April, 2017.

Notary Public
My commission expires: 12-4-21

JONATHON TRISTON JACOBS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD

Address of New Owner:	Send Tax Bills to:	Tax Information
The 7772 Sawyer Brown Trust Po Box 160772 Nashville, TN 37216	SAME	128-11-0-049.00

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, **Eileen O'Brien and Kathleen M. McKeon,** hereinafter referred to as Grantor(s), have bargained and sold, and do hereby transfer and convey to **Trey Cain Trustee of The 7772 Sawyer Brown Trust,** hereinafter called the Grantee(s), their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot 9B, Zone Lot Division of Clunan Heights, Section 2, as of record in Book 6250, Page 362, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description thereof. [Now referred to as Bella Cove by Declaration of Covenants of record as Instrument No. 20050502-0048347, Register's Office for Davidson County, Tennessee.]

Being the same property conveyed to Eileen Ann O'Brien and Kathleen McKeon, as joint tenants with right of survivorship, by Quitclaim Deed from Eileen Ann O'Brien dated July 8, 2016 of record as Instrument No. 20160727-0077356, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Eileen Ann O'Brien by Special Warranty Deed from the Federal National Mortgage Association ("Fannie Mae") dated October 7, 2009 of record as Instrument No. 20091019-0096253, Register's Office for Davidson County, Tennessee.

Being also known as 7772 Sawyer Brown Road, Nashville, Tennessee 37221.

This conveyance is made subject to the real estate taxes for the current year, which have been prorated and assumed by Grantee, and such liens, limitations, restrictions, and easements as may affect the premises.

This property is improved property known as 7772 Sawyer Brown Road, Nashville, TN 37221

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. Grantors covenant with Grantee(s) that Grantor(s) are lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantor(s) do further covenant and bind themselves, their heirs, assigns and representatives, to warrant and forever defend the title to said land to 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.

WITNESS my hand this the 20th day of April, 2017.

Eileen O'Brien

Kathleen M. McKeon

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Eileen O'Brien and Kathleen M. McKeon,** the bargainor(s), 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 Brentwood, Tennessee, this the 20th day of April, 2017.

Notary Public

My Commission expires: 1-24-21

FILE NO: 2017035141

JONATHON TRISTON JACOBS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD