THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **2002 Richard Jones Rd, Ste 203A** **Nashville, TN 37215** **CRT File No. 170511950** BILL GARRETT, Davidson County Trans:T20170053427 DEEDWARR Recvd: 06/22/17 09:02 2 pgs Fees:13.00 Taxes:3696.30 20170622-0062788	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $999,000.00. Affiant Subscribed and sworn to before me, this 16th day of June, 2017. Notary Public My Commission Expires: _____ J ANDERSON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES SEPTEMBER 10, 2018

WARRANTY DEED

Address New Owner: Emily O'Grady and Michael O'Grady 1107 OVERTON LEA ROAD Nashville TN 37220-1415	Send Tax Bills To: New Owner	Tax Information: Tax Parcel ID No. 145-04-033.00

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, **John Thomas Herzog and Laura Lefler Herzog, husband and wife** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Emily O'Grady and Michael O'Grady, wife and husband** ("Grantees"), its 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 Lot No. 3 on the plan of Lealand Manor, Third Additions, a part of the Overton Lea Estate, described according to a survey by William A. Pitts, Surveyor, February 1, 1947, as follows: Beginning on the Southerly margin of Overton Lea Road, at the Northeast corner of the property conveyed to Walton S. Stamps and wife, by deed from F. H. McNeill, Jr. Executor and Trustee of record in Book 1912, Page 28, Register's Office for said County, being the corner of Lot Nos. 2 and 3; thence with the line between said two lots, South 10 degrees 04 minutes West 468.4 feet to the margin of Ridgeview Drive; thence with the same, Eastwardly 164.04 feet to the corner of Lots Nos. 3 and 4; thence with the line between said two lots, North 11 degrees, 51 minutes East 479.7 feet to the Southerly margin of Overton Lea Road; thence with same, Westwardly 180 feet to the beginning.

Being the same property conveyed to John Thomas Herzog and Laura Lefler Herzog, husband and wife by Warranty Deed from William H. Bryant and wife, Beverly S. Bryant, recorded on the 9th day of April, 2014 in Instrument No. 20140409-0029663, in the Register's Office of Davidson County, Tennessee.

THE SALES PRICE OF THE LAST CONVEYANCE ON MARCH 21, 2014 WAS $785,000.00

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.

County of Davidson taxes for the year 2017 and thereafter, not yet due and payable.

Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann 67-5-603, et seq.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of A SUBDIVISION OF THE OVERTON LEA ESTATE, as recorded in Plat Book 974, Page(s) 71-72 (Boundary).

Covenants, Conditions and Restrictions as set forth in Restrictive Covenants recorded in Book 1972, Page 216, Book 1081, Page 643 and Book 3761, Page 273.

This is improved property located at 1107 OVERTON LEA ROAD Nashville TN 37220-1415

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, Grantor has executed this instrument on this 16th day of June, 2017.

John Thomas Herzog

Laura Lefler Herzog

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, John Thomas Herzog and Laura Lefler Herzog, 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 16th day of June, 2017.

Notary Public

KATE ROSENTHAL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES SEPTEMBER 10, 2018