Return To: 17-0144
Four Star Title, LLC
2506 N. Mt. Juliet Road
Mt. Juliet, TN 37122

This Instrument Prepared By:
KRIS OLIVER, Attorney
Advance Title of Murfreesboro, Inc.
239 John R. Rice Blvd., Ste. C
Murfreesboro, Tennessee 37129

MAP/GROUP/PARCEL 069110064.00

From Information Furnished by the Parties.

NAME & ADDRESS OF NEW OWNER:
Shane B. O'Brien
3821 Hydes Ferry Rd
Nashville, TN 37218

SEND TAX BILLS TO:
Caliber Home Loans, Inc.
3701 Regent Blvd. Ste. 180
Irving, TX 75063

WARRANTY DEED

FOR AND IN THE CONSIDERATION OF TEN AND NO/100 DOLLARS ($10.00), cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, I/WE the undersigned, **EDGAR JAMES UTLEY, IV, TRUSTEE OF THE 2012 UTLEY TRUST**"Grantor(s)" have this day bargained and sold and do hereby transfer and convey unto **SHANE B. O'BRIEN, a single man** "Grantee(s)", his/her/their heirs and assigns, forever, the following described real estate situated in Davidson County, State of Tennessee, to-wit:

LAND lying in Davidson County, Tennessee, and being more particularly described as follows, to-wit:

BEING all of Lot No. 1, on the Final Plat of Lewis Subdivision, as shown by plat appearing of record in Instrument No. 20010108-0002315, of the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for more complete details of location and description of said lot.

Being the same property conveyed to James Utley, II and Edgar James Utley, IV and Christopher Vincent Utley, Trustees of the 2012 Utley Trust, with full power to sell transfer and convey, by Quitclaim Deed from James Utley, II, Edgar James Utley, IV and Christopher Vincent Utley, Trustees of the James Utley, II Trust, dated October 16, 2012, appearing of record in Instrument No. 20121107-0103003, of the Register's Office for Davidson County, Tennessee. The said James Utley, II and Christopher Vincent Utley having since died leaving Edgar James Utley, IV as Trustee as per Certification of Trust recorded in Instrument No. 20170123-0006870, in said Register's Office.

THIS CONVEYANCE IS MADE SUBJECT TO restrictive covenants, easements and setback lines that are applicable to the above described property, and of record, and to all zoning and subdivision restrictions of the appropriate governmental body, along with any easements and right of ways of public roads and utilities.

This is improved property known as 3821 Hydes Ferry Rd, Nashville, TN, 37218.

TO HAVE AND TO HOLD the said real estate, together with all of the appurtenances, estate and title thereunto belonging unto the said Grantee(s), his/her/their heirs and assigns, forever.

The undersigned covenants with the said Grantee(s) that his/her/their are lawfully seized and possessed of said parcel of real estate, and that his/her/their have a good and lawful right to convey the same; and that the same is unencumbered, except for the 2017 real property taxes which have been prorated between the parties and are assumed by the Grantee(s).

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BILL GARRETT, Davidson County
Trans:T20170054875 DEEDWARR
Recvd: 06/27/17 10:53 2 pgs
Fees:13.00 Taxes:351.50
20170627-0064531

The undersigned further covenants and binds his/her/their heirs and assigns, to forever warrant and defend the title to the said real estate unto the said Grantee(s), his/her/their heirs and assigns, against the lawful claims of all persons, whomsoever.

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

Possession of said real estate is to be given by the Grantor(s) to the Grantee(s) with delivery of this deed.

IN WITNESS WHEREOF, the undersigned has executed this instrument on this the 16 day of June, 2017.

2012 Utley Trust

BY: _____
Edgar James Utley IV, Trustee of the 2012 Utley Trust

STATE OF TENNESSEE)
)
COUNTY OF RUTHERFORD)

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, Edgar James Utley IV, Trustee of the 2012 Utley Trust, the within named bargainors, 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 (WARRANTY DEED) for the purposes therein contained.

WITNESS MY HAND AND OFFICIAL SEAL at office this the 16 day of June, 2017.

VERONICA WILSON STATE OF TENNESSEE NOTARY PUBLIC COMM. EXP. 06-21-2020 RUTHERFORD COUNTY

_____
NOTARY PUBLIC

My Commission Expires: _____

AFFIDAVIT

I hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $95,000.00 which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

_____
AFFIANT

Sworn to and subscribed before me this 16 day of June, 2017.

TONYA THOMAS STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF WILSON MY COMMISSION EXPIRES:

_____
NOTARY PUBLIC

My Commission Expires: 9-6-20

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