WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20170068857 DEEDWARR
Recvd: 08/09/17 11:22 2 pgs
Fees:13.00 Taxes:799.20
20170809-0081574

G-RM-17-3001

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $216,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 7th DAY OF AUGUST, 2017.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

RYAN LUX
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 03-03-2020

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)
Rachel Anna Milligan	**Gardner Financial Services, Ltd. dba Legacy Mutual Mortgage**	
(NAME)	(NAME)	
3001 Keeling Avenue	**3503 Paesanos Parkway**	**072-05-0-100.00**
(ADDRESS)	(ADDRESS)	
Nashville, TN 37216	**San Antonio, TX 78231**	
(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, **APRIL O'CONNOR AND MICHAEL J. O'CONNOR, WIFE AND HUSBAND,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **RACHEL ANNA MILLIGAN, UNMARRIED,** 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 parts of Lot Nos. 51 and 52 on the Plan of Subdivision of the Casper Zopfi Place, of record in Plat Book 332, Page 167, Register's Office for Davidson County, Tennessee, being the northerly 50 feet of Lot No. 7 on the Plan of Susie V. Demonbreun's Re-subdivision of part of Lots Nos. 51, 52 and 53, of the Casper Zopfi Place, not of record, described, according to survey made by Ben M. Moore, Jr., Surveyor, March 25, 1947, as follows:

Beginning on the easterly margin of Keeling Avenue, at a point 156.2 feet north of the northeast corner of said Avenue, and Trinity Lane, thence with said Avenue northwardly 50 feet to the corner of Lot Nos. 6 and 7; thence with the line between said two lots eastwardly 150 feet; thence southwardly 50 feet; thence north 86 deg. 30 min. west 150 feet to the beginning.

Being the same property conveyed to April O'Connor and Michael J. O'Connor, Husband and Wife, by Quitclaim Deed from April O'Connor, a married person, fka April Chamberlain, a single person, recorded March 19, 2008 in Instrument No. 20080319-0027690 and further being the same property conveyed to April Chamberlain, unmarried, by Warranty Deed from Linda Pulley Roberts, Jerry W. Baggett and Michael H. Baggett, recorded February 21, 2006 in Instrument No. 20060221-0020210, Register's Office for Davidson County, Tennessee.

This conveyance is subject to:
- Subject to all matters shown on the Plan of record in Plat Book 332, Page 167, 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: **3001 Keeling Avenue, 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.

Witness my/our hand(s) this the 7th DAY OF AUGUST, 2017.

April O'Connor

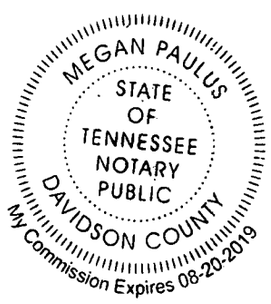
Michael J. O'Connor

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, APRIL O'CONNOR, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 7th of August, 2017.

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

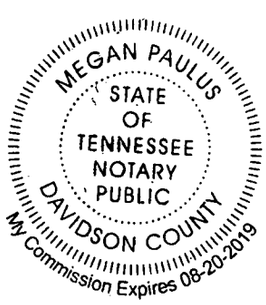


STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, MICHAEL J. O'CONNOR, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 7th of August, 2017.

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



RETURN TO:
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Nashville, TN 37212