WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $299,900.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 16th DAY OF AUGUST, 2017.

Notary Public

MY COMMISSION EXPIRES: 5-3-21 (AFFIX SEAL)

STEVEN T. MORRIS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES 5-3-2021

M-VRES-17-1101

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)
Stephen Turney and Rebecca Turney	COMMUNITY MORTGAGE	
(NAME)	(NAME)	**083-01-0-345.00**
1101 N 14th Street	3401 COLLEGE BLVD, STE 220	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37206	LEAWOOD, KS 66211	
(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, **TIMOTHY D. O'BRIEN AND BARBARA M. O'BRIEN, HUSBAND AND WIFE,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **STEPHEN TURNEY AND REBECCA TURNEY, HUSBAND AND WIFE,** 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. 8 on the Plan of the Martha Martin Lands, as of record in Book 161, Page 101, Register's Office for said County, described according to a survey made by W. C. Lambert, Surveyor, May 3, 1952, as follows:

Beginning on the Northerly margin of Sharpe Avenue at the Southwest corner of that part of said Lot No. 8 conveyed to Christopher D. Denton and wife, by deed from Norma Beasley Reed, now Wilburn, of record in Book 2301, Page 83, said Register's Office; thence with said Denton's Western boundary line Northwardly 81.5 feet to the Southeast corner of that part of said Lot No. 8 conveyed to Christopher D. Denton and wife, by deed from Norm Beasley Reed Wilburn of record in Book 2332, Page 199, said Register's Office; thence with said Denton's Southern boundary line Westwardly 106.5 feet to the Easterly margin of North 14th Street; thence with same Southwardly, 81.55 feet to the Northerly margin of said Sharpe Avenue; thence with same Eastwardly 113 feet to the beginning.

Being the same property conveyed to Timothy D. O'Brien and Barbara M. O'Brien, husband and wife by Warranty deed from Edward P. Irvin, unmarried of record in Instrument No. 20130703-0069289 Register's Office for Davidson County, Tennessee, dated June 20, 2013 and recorded on July 03, 2013.

This conveyance is subject to:
- Taxes for the year 2017 and thereafter a lien not yet due and payable.
- All matters shown on the Plan of record in Plat Book 161, Page 101 and Book 8, Pages 441 and 442, Register's Office for Davidson County, Tennessee.
- Easement (s) to Metropolitan Government of Nashville of record in Book 5642, Page 232, 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: **1101 N 14th Street, Nashville, Tennessee 37206**.

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:T20170072385 DEEDWARR
Recvd: 08/21/17 14:57 2 pgs
Fees:13.00 Taxes:1109.63

20170821-0085721

Witness my/our hand(s) this the 16th DAY OF AUGUST, 2017.

Timothy D. O'Brien

Barbara M. O'Brien

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, TIMOTHY D. O'BRIEN, 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 16th of August, 2017.

Notary Public
My Commission Expires: 8/20/2019
(SEAL)



STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, BARBARA M. O'BRIEN, 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 16th of August, 2017.

Notary Public
My Commission Expires: 8/20/2019
(SEAL)



RETURN TO:
Rudy Title and Escrow, LLC
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Nashville, TN 37212