Bill Garrett Davidson County
Batch# 87467 DEEDWARR
05/02/2018 11:33:30 AM 3 pgs
Fees: $18.00 Taxes: $980.50
20180502-0041715

Prepared by:
Realty Title & Escrow Company, Inc.
2000 Richard Jones Road Suite 178
Nashville, TN 37215

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or value, whichever is greater, for this transfer is $265,000.00

Affiant

Subscribed and sworn to before me, this 2nd day of May, 2018.

MICHELLE W. LOCKE STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

Notary Public
My commission expires: 9/29/21

03-1804-38737

Address of New Owner:	**Send Tax Bills to:**	**Tax Information:**
Nancy S. O'Brien **P.O. Box 1209** **Discovery Bay, CA 94505**	Nancy S. O'Brien **P.O. Box 1209** **Discovery Bay, CA 94505**	161-06-0-A-088.00 CO

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Mallory A. Opheim, a single woman**, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to **Nancy S. O'Brien, a married woman**, hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows: to- wit:

Land in Davidson County, Tennessee, being Unit No. 88, on the Plan of Oakhill Townhomes, Phase 2, Lot 2, as established by Declaration of Covenants, Conditions, and Restrictions with By-Laws appended of record in Instrument No. 20070614-0071397; Instrument No. 20080325-0030014; and Instrument No. 20080709-0070601, and as shown on plan of record as shown on Exhibit "A-1" to the First Supplemental Declaration to the Declaration of Protective Covenants, Conditions, and Restrictions for Oakhill Townhomes of record in Instrument No. 20080325-0030014, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Mallory A. Opheim, an unmarried woman by deed from Centex Homes, a Nevada general partnership, dated May 18, 2012, recorded May 23, 2012, of record in Instrument No. 20120523-0044615, Register's Office for Davidson County, Tennessee.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is improved property known as 1201 Bainbridge Drive, Nashville, TN 37211.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantees, their heirs, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to said Grantees, 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 2nd day of May, 2018.

Mallory A. Opheim

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, **Mallory A. Opheim**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand in Nashville, TN, this 2nd day of May, 2018.

Notary Public

My Commission expires: 03/08/21

SETH A. DEARINGER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

True Copy Certification

I, Michelle W. Locke, do hereby make oath that I am the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Michelle W. Locke
Signature

State of Tennessee
County of Williamson

Personally appeared before me, Mary Catherine McAnulty, a notary public for this county and state, Michelle W. Locke, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Mary Catherine McAnulty
Notary Public

My Commission Expires: 01-19-2020

