THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **1620 Westgate Circle, Ste 150** **Brentwood, TN 37027** **CRT File No. 180415840**	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $247,990.00. Affiant Subscribed and sworn to before me, this 14th day of May, 2018. Notary Public My Commission Expires:

Bill Garrett Davidson County
Batch# 94045 DEEDWARR
05/18/2018 09:26:57 AM 2 pgs
Fees: $13.00 Taxes: $917.56

20180518-0047669

ABBY BENSON
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

MY COMMISSION EXPIRES DECEMBER 15, 2021

WARRANTY DEED

Address New Owner: Michael J. O'Bryant and Mary E Hock O'Bryant 2823 Dunmore Drive Nashville TN 37214-3209	Send Tax Bills To: New Owner	Tax Information: Tax Parcel ID No. 096-10-0-162.00

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, **Douglas P. Sanchez and Margaret L. Sanchez, husband and wife** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Michael J. O'Bryant and Mary E. Hock O'Bryant, husband and wife**, ("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. 44 on the Plan of Twin Lawn of record in Plat Book 2331, Page 9, as amended in Book 6808, Page 783, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Douglas P. Sanchez and Margaret L. Sanchez, husband and wife by Deed from Kenneth W. Appleton and Dorothy B. Appleton, husband and wife of record in Book 11148, Page 387, Register's Office for Davidson County, Tennessee, dated September 30, 1998 and recorded on October 7, 1998, and as corrected and re-recorded September 10, 2004 of record in Instrument No. 20040910-0109499.

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.

Taxes for the year 2018, a lien not yet due and payable.

Subject to all matters shown on the Plan of record in Plat Book 2331, Page 9, Register's Office for Davidson County, Tennessee.

Restrictions of record in Book 2338, Page 511, in the Register's Office for Davidson County, Tennessee, but omitting any restriction, if any, based on race, color, religion, sex, handicap, familial status, or national origin unless and only to the extent that the restriction (a) is exempt under Title 42 of the United States Code, or (b) relates to handicap but does not discriminate against handicapped persons.

Rights and easements of adjoining landowners in and to any party wall(s) located on the insured parcel.

This is improved property located at 2823 Dunmore Drive Nashville TN 37214-3209.

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 14th day of May, 2018.

Douglas P. Sanchez

Margaret L. Sanchez

STATE OF ILLINOIS)
COUNTY OF KANE)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Douglas P. Sanchez and Margaret L. Sanchez, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 14th day of May, 2018.

Notary Public

My Commission Expires: 12-09-2019

OFFICIAL SEAL
JOANNA O SVITIC
NOTARY PUBLIC, STATE OF ILLINOIS
My Commission Expires Dec 9, 2019