Return to: DLO Title, LLC
101 SE Parkway Court, Ste 220
Franklin, TN 37064-3982

THIS INSTRUMENT WAS PREPARED BY and
PLEASE RETURN TO:

W. AARON FORTNER, PLLC
810 CRESCENT CENTRE DRIVE, SUITE 110
FRANKLIN, TENNESSEE 37067

Bill Garrett Davidson County
Batch# 95741 **DEEDWARR**
05/23/2018 11:06:09 AM 2 pgs
Fees: $13.00 Taxes: $1,128.50

20180523-0049336

WARRANTY DEED

Address of New Owners:	Send Tax Bills To:	Tax ID#:
Lauren Frances Yuda and Tyler Thomas Cannon 425 Chinook Drive Antioch, TN 37013	New Owner	181-03-0A374.00 CO

For and in consideration of the sum of Ten Dollars, cash paid in hand paid by the hereinafter named Grantees, and for other good and valuable consideration, the receipt of which is hereby acknowledged, we, **ELIZABETH O'BRIEN AND JEFFREY O'BRIEN, WIFE AND HUSBAND,** hereinafter called the Grantors, have bargained and sold, and by these presents do hereby transfer and convey unto **LAUREN FRANCES YUDA, UNMARRIED, AND TYLER THOMAS CANNON, UNMARRIED, AS TENANTS IN COMMON WITH RIGHT OF SURVIVORSHIP,** hereinafter called the Grantees, their heirs and assigns, the following described Real Property in **Davidson County**, State of Tennessee, described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 51 on the Plan of Phase Four, Section One Indian Creek RS-10 Subdivision - Cluster Lot Option of record in Plat at Instrument No. 20160620-0062474, 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 a part of the same property conveyed to Elizabeth O'Brien and Jeffrey O'Brien, wife and husband, by Warranty Deed, from Lake Forest Homes, Inc., a Tennessee Corporation, of record on February 2, 2017, at Instrument No. 20170202-0011449, Davidson County Register of Deeds.

This property is commonly known as **425 Chinook Drive, Antioch, TN 37013**.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, Drainage, and other easements of record, and (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations, and easements of record.

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, forever. GRANTOR covenants with said GRANTEE 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 set out herein. We do further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to the said land to the GRANTEE, its successors 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 our hands this 22 day of **May, 2018**:

Jeffrey O'Brien

Elizabeth O'Brien

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **JEFFREY O'BRIEN AND ELIZABETH O'BRIEN**, the bargainors, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that such person or persons executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this 22 day of May, 2018.

W. AARON FORTNER STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF WILLIAMSON

Notary Public

My Commission Expires: 5/23/18

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS $305,000.00.

Affiant

SWORN AND SUBSCRIBED TO BEFORE ME, THIS THE 22 DAY OF MAY, 2018:

Notary Public

My Commission Expires: 5/23/18

W. AARON FORTNER STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF WILLIAMSON