WARRANTY DEED

Karen Y Johnson Davidson County
Batch# 153243 **DEEDWARR**
10/22/2018 03:00:13 PM 2 pgs
Fees: $13.00 Taxes: $1,775.63

20181022-0104650

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER **$479,900.00.**

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 10TH DAY OF OCTOBER, 2018

Carmen Coats
Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

CARMEN COATS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 03-08-2022

THIS INSTRUMENT WAS PREPARED BY
Logos Realty Closing Services Inc.
301 S Perimeter Park Dr, Entrance B Ste 214
Nashville, TN 37211

ADDRESS OF NEW OWNER: AS FOLLOWS	SEND TAX BILLS TO:	MAP - PARCEL NO(S)
Kathleen O'Brien	SWBC MORTGAGE CORP	071-15-0-204.00
(Name)	(Name)	
39 Boone Trail	9311 SAN PEDRO #100	
(ADDRESS)	(ADDRESS)	
Severna Park, Maryland, 21146	SAN ANTONIO, TX 78216	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HERINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **DY CONSTRUCTION INC., A TENNESSEE CORPORATION** HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **KATHLEEN A. O'BRIEN, AN UNMARRIED WOMAN** HEREINAFTER CALLED THE GRANTEE(S), THEIR HEIRS 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 Lot No. 128 on the Plan of The Highland Land Company's Subdivision, of record in Book 421, page 14, Register's Office for Davidson County, Tennessee.

Said Lot No. 128 fronts 25.0 feet on the westerly margin of Stainback Avenue and extend back between parallel lines 175 feet to a 15 foot alley.

Being the same property conveyed to DY CONSTRUCTION INC., A TENNESSEE CORPORATION, by deed from ARNETT SIMS, UNMARRIED, of record in Instrument No. 20170712-0070262, dated July 12, 2017, said Register's Office. And being the same property conveyed to DY CONSTRUCTION INC., A TENNESSEE CORPORATION by quitclaim from DY CONSTRUCTION INC., A TENNESSEE CORPORATION and WILLIAM T. SMITH, TRUSTEE of record in Instrument No. 20170712-0070265, dated July 12, 2017, said Register's Office, for the express purpose of creating a separate parcel number for the lot described.

This is improved land known as 1310B Stainback Ave, Nashville, TN 37207

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 and assigns forever, and we do covenant with the said GRANTEES 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 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.

Executed by my hand this the 3rd of October, 2018.

DY CONSTRUCTION INC., A TENNESSEE CORPORATION

BY: _____
DeRon Jenkins, Chairperson

STATE OF Tennessee

County OF Davidson

I, Maxine J. Rucker, a Notary Public for the County of Davidson and State of Tennessee, do hereby certify that DeRon Jenkins as Chairperson of DY CONSTRUCTION INC., A TENNESSEE CORPORATION personally appeared before me this day and acknowledged the due execution of the foregoing instrument as such Chairperson.

Witness my hand and official seal, this the 3rd of October, 2018.

_____
Notary Public

My Commission Expires: January 6, 2020

(SEAL)

MAXINE J. RUCKER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires JAN. 6, 2020

Please return to
Logos Realty Closing Services Inc.
301 S Perimeter Park Dr, Entrance B Ste 214
Nashville, TN 37211