This Instrument Prepared by and Return to:
Bell & Alexander Title Services, Inc.
8110 Isabella Lane, 2nd Floor
Brentwood, TN 37027

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater is $565,000.00.

Affiant

Subscribed and sworn before me this the 1 day of July, 2019.

Notary Public
My commission expires: 1-6-20

JAMES A. WAECHTER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENNESSEE

Karen Johnson Davidson County
Batch# 251462 DEEDWARR
07/02/2019 10:19:09 AM 2 pgs
Fees: $13.00 Taxes: $2,090.50
20190702-0064397

WARRANTY DEED

Address of New Owner:	Send Tax Bill to:	Tax Information:
Michael P. Green 510 Clematis Dr. Nashville, TN 37205	OWNER	115-06-0 108.00

For and in consideration of the sum of ten and no/100 dollars ($10.00), cash in hand paid by the hereinafter Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, KEVIN PATRICK O'BRIEN AND SHANNON TALOR O'BRIEN, HUSAND AND WIFE, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to MICHAEL P. GREEN AND ANDREA GREEN, HUSBAND AND WIFE, hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land, together with all tenements, hereditaments and appurtenances thereto located in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 42, on the Plan of Section Five, West Meade Estates, of record in Book 3106, Page 73, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Kevin Patrick O'Brien and wife, Shannon Talor O'Brien, by deed from Edward J. White and wife, Ellen LaVoy White, dated 02/27/2013, of record in Instrument No. 20130304-0021305, said Register's Office.

Subject to all Easements and Restrictions of record.

THIS IS IMPROVED PROPERTY KNOWN AS 510 Clematis Dr., Nashville, TN 37205.

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/or assigns, forever. Grantors covenant with Grantees that Grantors 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. 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 successors, 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 the 1st day of July, 2019.

Kevin Patrick O'Brien

Shannon Talor O'Brien

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Kevin Patrick O'Brien and Shannon Talor O'Brien, 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 and official seal this 1st day of July, 2019.

My commission expires: 9-6-22

Notary Public

