WARRANTY DEED

JESSICA ALLEN STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY

File No. DH0006228

STATE OF TENNESSEE
COUNTY OF DAVIDSON Rutherford

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $290,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 22nd day of January, 2020.

Notary Public

MY COMMISSION EXPIRES: 4-18-2021

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Magnolia Title & Escrow, Inc., 1104 Fatherland Street, Nashville, TN 37206

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Scott Patrick O'Toole	NEW OWNER	
(NAME)	(NAME)	072-15-0B-003.00-CO
2117 Cahal Avenue		
(ADDRESS)	(ADDRESS)	
Nashville, TN, 37206		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I, **Jennifer L. O'Brien, f/k/a Jennifer L. Hammock, married,** HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Scott Patrick O'Toole, single,** HEREINAFTER CALLED THE GRANTEE, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Being a certain Condominium Apartment in Davidson County, Tennessee, being Unit 1514-A, as specified on the Plat shown in the Master Deed, on the Plan of Eastwood Village, a Horizontal Property Regime, created under Title 66,.Section 27-101, et seq., as amended, Tennessee Code Annotated, and as established by a Master Deed for Eastwood Village, of record in Instrument No. 20071226-0147470, Register's Office for Davidson County, Tennessee, including without limitation the By-Laws appended thereto, said Register's Office, together with the undivided percentage interest in the Common Elements appurtenant to said Units, as set forth in said Master Deed. Reference is hereby made to the plan of Eastwood Village, for placement of Units, as shown on Exhibit "A" to the Master Deed of record in Instrument No. 20071226-0147470, said Register's Office, for a more complete identification and description of such Unit.

Being the same property conveyed to Jennifer L. Hammock, unmarried by Warranty deed from Frank Bryant of record in Instrument No. 20141023-0097831 Register's Office for Davidson County, Tennessee, dated October 17, 2014 and recorded on October 23, 2014.

Being also known as 2117 Cahal Avenue 1512-A Nashville, Tennessee 37206.

Jennifer L. O'Brien and Jennifer L. Hammock are one and the same person.

Matthew O'Brien, spouse of Jennifer L. O'Brien, joins in the execution of this instrument for the purpose of conveying his marital interest to said property.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) any and all applicable governmental and/or zoning regulations; (2) property taxes for 2020 and thereafter; and (3) All matters shown on the Plan of record, Register's Office for Davidson County, Tennessee.

Karen Johnson Davidson County
Batch# 346871 DEEDWARR
01/23/2020 09:56:30 AM 2 pgs
Fees: $13.00 Taxes: $1,073.00
20200123-0008306

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unimproved ☐
This is improved ☒ property, known as 2117 Cahal Avenue, Nashville, TN 37206

(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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.

Witness my hand this 22nd day of January, 2020.

Jennifer L. O'Brien

Matthew O'Brien

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Jennifer L. O'Brien and Matthew O'Brien, the bargainor(s), with whom I am personally acquainted (or proved to me his/her identity on the basis of satisfactory evidence) and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand this 22nd day of January, 2020.

LESLIE GARSIDE STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON

Notary Public

My commission expires: 1/3/23

RETURN RECORDED DOCUMENTS TO:

Magnolia Title & Escrow
1104 Fatherland Street
Nashville, TN 37206

True Copy Certification

I, Penny Y. Ray, do hereby make oath that I am a licensed attorney ~~and/~~or 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.

Penny Y. Ray

State of Tennessee
County of Williamson

Personally appeared before me, Christie Perry a notary public for this county and state, Penny Y. Ray who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

CHRISTIE PERRY STATE OF TENNESSEE Nnotary PUBLIC WILLIAMSON COUNTY

My Commission Expires: 7/22/2022

Notary Seal (if on paper)

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