Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: YSBVRES-20-700

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

Karen Johnson Davidson County
Batch# 517149 **DEEDWARR**
11/16/2020 02:48:08 PM 2 pgs
Fees: $13.00 Taxes: $1,065.60

20201116-0135100

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater is $288,000.00.

Affiant

Subscribed and sworn before me this the 10th day of November, 2020.

Notary Public
My commission expires:

STEPHANIE DOME
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 07-05-2021

WARRANTY DEED

Address of New Owner:	Send Tax Bill to:	Tax Information:
Tim H. Gagan	New Owner	075-08-0 064.00
700 Albany Drive		
Hermitage, TN 37076		

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, **THOMAS J. OBRIEN, JR. AND JESSICA MCROY OBRIEN, husband and wife,** hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to **TIM H. GAGAN AND MARIA ANGELICA LEAHY, 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. 267 on the plan of Section Four, Tulip Grove, of record in Book 4175, page 12, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete legal description.

Being the same property conveyed to Thomas J. O'Brien Jr., an unmarried man, by deed from Glen Edward Morgan, married, dated 10/16/2014, of record in Instrument No. 20141024-0098138, said Register's Office.

Note: Subject lot is a corner lot. Street address of record is 700 Albany Drive aka 656 Topeka Drive; mailing address is 656 Topeka Drive, Hermitage TN 37076.

Subject to all Easements and Restrictions of record.

THIS IS IMPROVED PROPERTY KNOWN AS 700 Albany Drive, Hermitage, TN 37076.

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.

JMO JJOB

Witness my hand this the 10th day of November, 2020.

Thomas J. OBrien, Jr.

Jessica McRoy OBrien

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, **Thomas J. OBrien, Jr. and Jessica McRoy OBrien,** 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 10th day of November, 2020.

My commission expires:
1-6-22

Notary Public

BENJAMIN SEAMON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY