WARRANTY DEED

FILE BOX 19B
03-9-044-D

State of Tennessee)
County of Davidson)

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $4,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS
29th day of October, 2003

Notary Public

My Commission Expires: 12/19/05

Davidson County DEEDWARR
Recvd: 11/04/03 08:22 2pgs
Fees:13.00 Taxes:16.65
20031104-0161210

THIS INSTRUMENT WAS PREPARED BY

Weiss & Weiss, Attorneys at Law, 761 Old Hickory Blvd., Suite 102, Brentwood, TN 37027

ADDRESS FOR NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL-NUMBERS
MICHAEL W. O'NEILL	" NEW OWNER "	82-05-0
(NAME) 1019 Millwood Lane	(NAME)	099.00
(ADDRESS) Ashland City, TN 37015	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION of the sum of ten dollars ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, I/we, **JULIUS AND SONIA DOOCHIN, LLC, A TENNESSEE LIMITED LIABILITY COMPANY**, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **MICHAEL W. O'NEILL, UNMARRIED**, 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. 12, on the Plan of D.T. McGavock's Plan of 98 lots in North Nashville, of record in Book 21, Page 7, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

SAID Lot No. 12 fronts 50 on the westerly side of 3rd Avenue North, formerly College Street, and runs back between parallel lines 174 feet, more or less, to an alley.

BEING all the same property conveyed to Julius and Sonia Doochin, LLC, a Tennessee Limited Liability Company, by Quitclaim Deed, from Julius and Sonia Doochin, dated September 17, 1997, filed September 23 1997, and recorded in Book 10619, Page 224, Register's Office for Davidson County, Tennessee.

THIS conveyance is subject to any and all zoning regulations, building restrictions and setback lines, if any, and easements and rights for public utilities applicable to this property; and taxes for the current year which have been prorated and assumed by the Grantee(s) herein.

BEING unimproved ☒
Improved ☐ property known as: 1705 Third Avenue North, Nashville, TN, 37210.

(House Number) (Street) (City or Town) (State) (Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, together with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their successors 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 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 WHEREOF, its hands, this 29th day of October, 2003.

JULIUS AND SONIA DOOCHIN, LLC,
A TENNESSEE LIMITED LIABILITY COMPANY
By: _____
Sonia Doochin, Member

THE ESTATE OF JULIUS DOOCHIN, DECEASE-MEMBER

By: _____
Benjamin A. Doochin, Co-Executor

By: _____
Sonia Doochin, Co-Executor

STATE OF Tennessee)
COUNTY OF Davidson)

Before me, the undersigned, a Notary Public within and for the Sate and County aforesaid, personally appeared **BENJAMIN DOOCHIN**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who upon his oath acknowledged himself to be the CO-EXECUTOR of **JULIUS AND SONIA DOOCHIN, LLC, A TENNESSEE LIMITED LIABILITY COMPANY THE ESTATE OF JULIUS DOOCHIN, DECEASED-MEMBER**, the within named bargainor(s), and that he as such Co-Executor, being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the limited liability company by himself as such Co-Executor.

Witness my hand and official seal at Brentwood, Tennessee, this 29th day of October, 2003.

My Commission Expires: 03/31/07

_____
Notary Public

PETER WEISS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

STATE OF Tennessee)
COUNTY OF Davidson)

Before me, the undersigned, a Notary Public within and for the Sate and County aforesaid, personally appeared **SONIA DOOCHIN**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who upon her oath acknowledged herself to be the CO-EXECUTOR & MEMBER of **JULIUS AND SONIA DOOCHIN, LLC, A TENNESSEE LIMITED LIABILITY COMPANY THE ESTATE OF JULIUS DOOCHIN, DECEASED-MEMBER**, the within named bargainor(s), and that she as such Co-Executor & Member, being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the limited liability company by himself as such Co-Executor.

Witness my hand and official seal at Brentwood, Tennessee, this 29th day of October, 2003.

My Commission Expires: 03/31/07

_____
Notary Public

PETER WEISS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.