WARRANTY DEED

Davidson County DEEDWARR
Recvd: 09/22/05 12:21 2 pgs
Fees:13.00 Taxes:481.00

20050922-0113813

STATE OF **TENNESSEE**
COUNTY OF **DAVIDSON**

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$130,000.00**

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15TH DAY OF SEPTEMBER, 2005.

Notary Public

MY COMMISSION EXPIRES ~~November 24, 2007~~ 8-12-06 (AFFIX SEAL)

STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

THIS INSTRUMENT WAS PREPARED BY
Guaranty Title and Escrow Co., 2711 Murfreesboro Road, Suite 200, Antioch, TN 37013

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Michael W. O'Neil	same	**071-14-0 379.00**
1019 Millwood Ave. ~~1120 Dickerson Road~~	(NAME)	
Ashland City, TN 37015 ~~Nashville, TN 37207~~	(ADDRESS)	
(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, WE, **Eun S. Lim**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Michael W. O'Neil**, HEREINAFTER CALLED THE GRANTEES, 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 an unnumbered lot on the southwest corner of Richardson Avenue, formerly Hagen Street, and Dickerson Pike, formerly North First Street, and shown on a plat of a subdivision of the J.W. Christian 3 acre tract, as of record in Book 547, Page 102, Register's Office for said County, described as follows:

Beginning on the westerly margin of Dickerson Pike, where Richardson Avenue intersects the same, and running thence southerly with the westerly margin of said Dickerson Pike, 70 feet 9 inches to the north line of the lot conveyed to Joe B. Christian, by deed of record in Book 619, Page 494, said Register's Office; thence westerly with Christian's north line 87 feet 6 inches, Christian's corner; thence south 8 feet; thence westerly and continuing with said Christian's north line 105 feet 6 inches to the easterly margin of an alley; thence northerly with the easterly margin of said alley 78 feet to the southerly margin of Richardson Avenue; thence easterly with the southerly margin of said Avenue 193 feet to the beginning.

Being the same property conveyed to **Eun S. Lim** by deed of record in Book 7037, Page 285, Register's Office for **Davidson** County, Tennessee.

This conveyance is subject to any and all existing plat notes, conditions, restrictions and easements of record.

unimproved ☐

This is improved ☒ property, known as **1120 Dickerson Road, Nashville, TN 37207**

(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/our hand(s)** this **15th day of September, 2005**.

Eun S. Lim

Eun S. Lim

State of Tennessee

County of Davidson

Personally appeared before me the undersigned, a Notary Public in and for said County and State, the within named Eun S. Lim the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 15th day of September 2005.

Commission expires:
11-24-07

Notary Public