Davidson County DEEDWARR
Recvd: 11/04/05 12:20 2 pgs
Fees:13.00 Taxes:573.50

20051104-0133956

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $155,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 2nd day of November, 2005.

Notary Public

MY COMMISSION EXPIRES: September 30, 2009.
(AFFIX SEAL)

MITCHELL A. WATTS STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY, TN

THIS INSTRUMENT WAS PREPARED BY
Mitchell A. Watts, Attorney at Law, 2400 Crestmoor Road Suite 102, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP
Patrick J. Tohill	Bank of America	092-13-0
3905 Nevada Avenue	6700 Lakeview Center Drive	GROUP
Nashville, Tennessee 37209	Tampa, Florida 33619	PARCEL 234.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of ******* One Hundred Fifty Five Thousand Dollars and Zero Cents ($155,000.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I, Carol O'Neil, married, hereinafter called the Grantor, have bargained and sold, and by these presents do transfer and convey unto Patrick J. Tohill and wife, Dina P. Tohill, 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.

BEING Lot No. 2 on the Plan of Resubdivision of the Easterly Part of Block 31, Charlotte Park 2nd Addition, of record in Plat Book 3842, page 1, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description of the property.

BEING the same property conveyed to Carol Federman by deed dated February 14, 2001, from W.F. Phillips, Jr. and wife, Ethel Pauline Phillips, of record as Instrument No. 20010216-0014744 in the Register's Office for Davidson County, Tennessee; the said Carol Federman having since married and is now known as Carol O'Neil.

John Michael O'Neil, spouse of Carol O'Neil, joins in this conveyance to convey any interest he may have in subject property, particularly any marital interest.

This conveyance is expressly made subject to reservations, restrictions, easements, covenants and conditions contained in former instruments of record pertaining thereto and to all matters shown on the plan of record.

This is:

unimproved ☐

improved ☒ property known as 3905 Nevada Avenue, Nashville, Tennessee 37209

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 I do covenant with the said Grantees that I am 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 I do further covenant and bind myself, my 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 2nd day of November, 2005.

Carol O'Neil

John Michael O'Neil

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

Personally appeared before me, Mitchell A. Watts, a Notary Public in and for said County and State, the within named Carol O'Neil and John Michael O'Neil, the bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 2nd day of November, 2005.

Commission expires: September 30, 2009

Mitchell A. Watts Notary Public

MITCHELL A. WATTS
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY, TN