WARRANTY DEED

Davidson County DEEDWARR
Recvd: 05/20/08 09:02 2 pgs
Fees:13.00 Taxes:814.00
20080520-0051568

AMY LEATHERS
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $220,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15TH DAY OF MAY, 2008.

Notary Public

MY COMMISSION EXPIRES: 9/20/08

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

American Home Title & Escrow, LLC 429 Henslee Drive Dickson, TN 37055

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
JOSEPH EDENFIELD	JOSEPH EDENFIELD	12716002100
(NAME)	(NAME)	
2404 BELLEVUE MANOR DRIVE	2404 BELLEVUE MANOR DRIVE	
(ADDRESS)	(ADDRESS)	
NASHVILLE, TN 37221	NASHVILLE, TN 37221	
(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, **ROBERT G. O'NEAL, AN UNMARRIED MAN** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **JOSEPH EDENFIELD, AN UNMARRIED MAN** 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 LOT NO. 56 ON THE PLAN OF BELLEVUE MANOR SUBDIVISION, OF RECORD IN BOOK 3600, PAGES 32 AND 33, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, REFERENCE TO WHICH IS HEREBY MADE FOR A MORE COMPLETE AND ACCURATE DESCRIPTION.

BEING THE SAME PROPERTY CONVEYED TO ROBERT G. O'NEAL, AN UNMARRIED PERSON, BY WARRANTY DEED FROM RICHARD D. TAYLOR, JR. AND WIFE, LISA KAYE TRYLOR, RECORDED JULY 5, 2001 IN INSTRUMENT NO. 20010705-0071935, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

THIS CONVEYANCE IS SUBJECT TO TAXES FOR 2008 AND SUBSEQUENT YEARS, RESTRICTIONS, AND EASEMENTS OF RECORD.

unimproved ☐

This is improved ☒ property, known as 2404 BELLEVUE MANOR DRIVE, NASHVILLE, TN 37221

(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 15th day of May, 2008.

Robert G O'Neal

ROBERT G. O'NEAL

STATE OF Tennessee

COUNTY OF DICKSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named, ROBERT G. O'NEAL with whom I am personally acquainted and who, upon oath, acknowledged that he/she/they executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal at Dickson, Tennessee this 14th day of May, 2008.

Commission expires: 9-23-08

Joyce Jordan

Notary Public

