Davidson County DEEDWARR
Recvd: 10/26/09 14:52 4 pgs
Fees:23.00 Taxes:329.30
20091026-0098682

This instrument prepared by:
Thomas N. Jones, Attorney
339 Main Street
Franklin, TN 37064

NEW OWNER:	SEND TAX BILL TO:	MAP & PARCEL:
Michael W. O'Neill 1015 Millwood Lane Ashland City, TN 37015	same	083-11-0-018.00

WARRANTY DEED

For and in consideration of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, I, **John Ashley Brewer**, unmarried, hereinafter called the Grantor, have bargained and sold and by these presents do transfer and convey unto **Michael W. O'Neill**, hereinafter called the Grantee, his successors and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to-wit:

> Land near Nashville in Davidson County, Tennessee, being Lot No. 111 on the Map of Rolling Acres, as of record in Book 1130, page 34, Register's Office for said County, to which plan reference is hereby made for a more complete description of said lot.
>
> Being the same property conveyed to John Ashley Brewer by deed from Ricky Dixon, by and through Barbara Jean Bowen, Attorney In Fact, Barbara Jean (Bobbie) Bowen and Raymond Oliver, heirs-at-law/beneficiaries of Mellie D. Zimmerlee, deceased, of record in Instrument No. 20020206-0016647, Register's Office for Davidson County, Tennessee.

Subject to the following restrictions and conditions:

1. Property taxes for 2009 are being prorated and collected at closing.
2. All matters appearing on the plan of record in Plat Book 1130, page 34, said Register's Office.
3. Any and all visible easements on and across subject property.
4. Subject to any and all building and zoning regulations of City, County and State.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, his successors and assigns, forever;

AND I COVENANT with the said Grantee that I am lawfully seized and possessed of said land in fee simple and have a good right to convey it and the same is unencumbered, unless otherwise herein set out;

AND I FURTHER covenant and bind myself, my successors and representatives, to warrant and forever defend the title to the said land to the said Grantee, his 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.

This improved property is known as: 600 Shady Lane, Nashville, TN 37206.

WITNESS MY HAND this 26th day of October, 2009, in Franklin, Tennessee.

JOHN AHSLEY BREWER

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, Notary Public of said County and State, John Ashley Brewer, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand, at Franklin, Tennessee, this 26th day of October, 2009.

NOTARY PUBLIC

Thomas N. Jones
State of Tennessee
Notary Public
County of Williamson

My Commission Expires: 2-3-11

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater for this transfer is $89,000.00.

AFFIANT

Sworn to and subscribed to me, the undersigned, this 26th day of October, 2009, in Franklin, Tennessee.

NOTARY PUBLIC

My Commission Expires: 7-31-11

Thomas N. Jones
State
of
Tennessee
Notary
Public
County of Williamson

I, Thomas N. Jones, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

THOMAS N. JONES

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, Michelle W. Locke, a notary public for this county and state, Thomas N. Jones, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Michelle W. Locke
NOTARY PUBLIC

My Commission Expires: 11/30/09

