WARRANTY DEED

PLEASE RETURN TO:
WARRANTY TITLE INS CO.
165 INDIAN LAKE BLVD STE 106
HENDERSONVILLE, TN 37075

MELISSA D. ROGERS
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $44,100.00

Vicki Benjamin
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 8th day of September, 2010.

Melissa D. Rogers
Notary Public

MY COMMISSION EXPIRES: 4/23/2013
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Warranty Title Insurance Company, Inc., 165 Indian Lake Blvd., Ste. 106
Hendersonville, Tennessee 37075

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Michael Walter Oneill	same	
(NAME)	(NAME)	08202001400
1019 Millwood Lane		
(ADDRESS)	(ADDRESS)	
Ashland City, TN 37015		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	File No.: 20100829

For and 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, **we, Don W. Raymond and Barney D. Raymond and Daniel L Raymond, Trustee of the Raymond Family Revocable Living Trust dated October 15, 1997 Linda W Raymond, Trustee of the Raymond Family Revocable Living Trust dated October 15, 1997,** hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **Michael Walter Oneill,** hereinafter called the GRANTEE, **his/her** heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit. :

SEE ATTACHED EXHIBIT A

unimproved ☐

This is improved ☒ property, known as 1118 Dickerson Pike, 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 GRANTEE, his/her heirs and assigns forever; and we do covenant with the said GRANTEE 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 GRANTEE, his/her heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used any gender shall be applicable to all genders.

It is expressly agreed by the parties hereto that all taxes for the current year shall be prorated between them as of the date of this deed.

This conveyance is expressly made subject to reservations, restrictions, easements, covenants and conditions contained in former instruments of record pertaining thereto and to all easements and encroachments apparent from an inspection of the property.

Witness our hands this 8th day of September, 2010.

Daniel L Raymond, Trustee
Daniel L Raymond, Trustee of the Raymond Family Revocable Living Trust

Don W Raymond
Don W. Raymond

Linda W. Raymond, Trustee
Linda W Raymond, Trustee of the Raymond Family Revocable Living Trust

Barney D. Raymond
Barney D. Raymond

BILL GARRETT, Davidson County
Trans: T20100056852 DEEDWARR
Recvd: 09/10/10 10:52 3 pgs
Fees: 18.00 Taxes: 163.17

20100910-0072052

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within Don W. Raymond and Barney D. Raymond, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that Don W. Raymond and Barney D. Raymond executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 8th day of September, 2010.

Commission expires: 10/21/13

LOIS J. WHEELER STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

Notary Public

State of Tennessee)
County of Davidson

Before me, the undersigned authority, a Notary Public of the State and county mentioned, personally appeared Daniel L. Raymond, Trustee, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be Trustee of The Raymond Family Revocable Living Trust Agreement dated October 15, 1997, the within named bargainor, a Trust, and that such Trustee, executed the foregoing instrument for the purpose therein contained, by personally signing as Trustee.

Notary Public

My Commission Expires 10/21/13

LOIS J. WHEELER STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

State of Tennessee)
County of Davidson

Before me, the undersigned authority, a Notary Public of the State and county mentioned, personally appeared Linda W. Raymond, Trustee, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged herself to be Trustee of The Raymond Family Revocable Living Trust Agreement dated October 15, 1997, the within named bargainor, a Trust, and that such Trustee, executed the foregoing instrument for the purpose therein contained, by personally signing as Trustee.

Notary Public

My Commission Expires 10/21/13

LOIS J. WHEELER STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

EXHIBIT A

Certain real property known as 1118 Dickerson Pike, Nashville, TN 37207 situate in Davidson County, Tennessee, and described as follows, to-wit:

BEGINNING at a point in the Westerly margin of Dickerson Pike or North First Street, as widened, located 70.5 feet Southerly from the South margin of Richardson (formerly Hagan) Street; thence with said margin Southwardly 62 feet to a point; thence leaving said margin, Westwardly approximately 179 feet to a point in the Easterly margin of an alley; thence with said alley, Northwardly 54.5 feet to a point; thence leaving said alley, Eastwardly 105.5 feet to a point; thence Northwardly 7.5 feet to a point; thence Eastwardly approximately 75 feet to the point of beginning.

BEING all of the same property conveyed to Don W. Raymond, Doyce R. Raymond and Daniel L. Raymond, an undivided 1/3 interest each by Warranty Deed from John E. Christian, Executor of the estate of Annie (Redford) Christian, dated August 3, 1978 and filed of record in Book 5329, Page 88, Register's Office for Davidson County, Tennessee. The said Doyce R. Raymond and wife, Violet Lavada Raymond conveyed their undivided 1/3 interest in subject premises to Barney D. Raymond, in a deed appearing of record in Book 7085, page 112, Register's Office for said County. The said Daniel L. Raymond conveyed his undivided 1/3 interest in subject premises to Daniel L. Raymond and Linda W. Raymond, Trustees of the Raymond Family Revocable Living Trust Agreement dated October 15, 1997 by deed appearing of record in Book 10649, page 60, Register's Office for said County.