THIS INSTRUMENT WAS PREPARED BY and
PLEASE RETURN TO:
**W. AARON FORTNER, ATTORNEY AT LAW**
c/o 10 Cadillac Drive, Ste. 150
Brentwood, Tennessee 37027

BILL GARRETT, Davidson County
Trans:T20110051950 DEEDWARR
Recvd: 08/23/11 13:56 2 pgs
Fees:13.00 Taxes:580.72
20110823-0065220

# WARRANTY DEED

| Address of New Owners: | Send Tax Bills To: | Tax ID#: |
|---|---|---|
| Jonathan Durham and Samantha Durham<br>600 Shady Lane<br>Nashville, TN 37206 | Churchill Mortgage Corp.<br>761 Old Hickory Blvd., Ste. 400<br>Brentwood, TN 37027 | 083-11-0-018.00 |

For and in consideration of the sum of Ten Dollars, cash paid in hand paid by the hereinafter named Grantees, and for other good and valuable consideration, the receipt of which is hereby acknowledged, I, **MICHAEL W. O'NEILL**, hereinafter called the Grantor, has bargained and sold, and by these presents do hereby transfer and convey unto **JONATHAN DURHAM and wife, SAMANTHA DURHAM**, hereinafter called the Grantees, Their heirs and assigns, the following described Real Property in **Davidson** County, State of 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 at Instrument No. 20020206-0016647, filed on 02-06-02, and further conveyed to Michael W. O'Neill by deed from John Ashley Brewer, unmarried at Instrument No. 20091026-0098682, filed on 10-26-09, said Register's Office.

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

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, forever. GRANTOR covenants with 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 set out herein. We do further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to the said land to the GRANTEE, its 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.

Witness my hand this **19th** day of **August, 2011**:

MICHAEL W. O'NEILL

STATE OF TENNESSEE

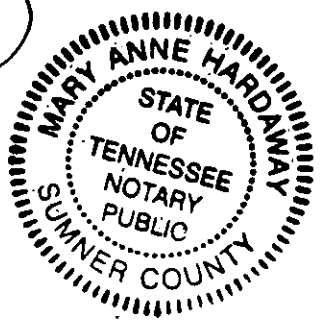
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **MICHAEL W. O'NEILL**, the bargainor, with whom I am personally acquainted or proved to me on the

basis of satisfactory evidence, and who acknowledged that such person or persons executed the within instrument for the purposes therein contained. Witness my hand and official seal, this 19th day of August, 2011:

Notary Public

My Commission Expires: 2-27-12




STATE OF TENNESSEE

COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS $156,950.00.

Affiant

SWORN AND SUBSCRIBED TO BEFORE ME, THIS THE 19th DAY OF August, 2011:

Notary Public

My Commission Expires: 2-27-12

