WARRANTY DEED

Record and return to:
Victory Title & Escrow, LLC
695 President Pl., Ste. 203
Smyrna, TN 37167
VT120100011

BILL GARRETT, Davidson County
Trans:T20120021667 DEEDWARR
Recvd: 03/26/12 13:04 2 pgs
Fees:13.00 Taxes:351.13
20120326-0025447

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $94,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 22nd DAY OF March, 2012.

Notary Public

MY COMMISSION EXPIRES: 9/9/14 (AFFIX SEAL)

CAL C. VICTORY NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Premier Escrow, LLC, 4301 Hillsboro Road, Suite 300, Nashville, Tennessee 37215

MY COMMISSION EXPIRES: September 9, 2014

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Loretta V. Osborn	Guaranty Trust Company	Map 148-13
(NAME)	(NAME)	
5000 Yorktown Road	316 Robert Rose Dr.	Parcel 149
(ADDRESS)	(ADDRESS)	
Nashville, TN 37211	Murfreesboro, TN 37133-1218	
(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, I, **LLYOMENE D. O'NEAL (A/K/A LLYOWENE O'NEAL), A WIDOW**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **LORETTA V. OSBORN, AN UNMARRIED PERSON**, 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 Number 68 on the Map of Fairlane Park, as of record in Book 2331, Page 108, Register's Office for said County.

SAID Lot Number 68 fronts 70.8 feet on the east side of Yorktown Road and runs back between lines, 249.3 feet on the south line and 309 feet on the north line to a dead line in the rear on which it measures 100.7 feet.

BEING the same property conveyed to Johnnie L. O'Neal and wife, Llyomene D. O'Neal by Warranty Deed from Fairlane Homes Company dated 8/24/56 and recorded 8/30/56 in Book 2592, Page 403, Register's Office for Davidson County, Tennessee.

This conveyance is subject to (a) 2012 real property taxes; and (b) all matters appearing on the plan of record in Book 2331, page 108, said Register's Office.

Samuel D. O'Neal is executing this Warranty Deed on behalf of Llyowene O'Neal (a/k/a Lyomene D. O'Neal) pursuant to the Power of Attorney recorded as Instrument No. 20120314-0022049, said Register's Office.

unimproved ☐

This is improved ☒ property, known as 5000 Yorktown Road, Nashville, Tennessee 37211

(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 23rd day of March 2012.

x Llyomene D. O'Neal By Samuel D. O'Neal Attorney in Fact

Llyomene D. O'Neal
By: Samuel D. O'Neal, Attorney in Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 23rd day of March, 2012, before me personally appeared Samuel D. O'neal, to me known to be the person who executed the foregoing instrument on behalf of Llyomene D. O'Neal and acknowledged that he executed the same as the free act and deed of Llyomene D. O'Neal.

Witness my hand and official seal at Nashville, Tennessee this 23RD day of March, 2012.

Commission expires: 11/3/15

Notary Public

KEVIN D. MONTGOMERY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires NOV 3, 2015