This instrument prepared by:
THOMAS N. JONES
Attorney at Law
Thomas N. Jones & Associates
339 Main Street, Suite 100
Franklin, TN 37064
Attn: Leigh Anne Sailors
File #21245.2012

BILL GARRETT, Davidson County
Trans:T20120027747 DEEDWARR
Recvd: 04/17/12 09:53 4 pgs
Fees:23.00 Taxes:683.58
20120417-0032604

WINDMILL TITLE, LLC
7103 BAKERS BRIDGE AVE., STE 103
BRENTWOOD, TN 37027
PHONE: 615-612-0483

RET:

NEW OWNER:	SEND TAX BILL TO:	MAP & PARCEL:
Carlyle Carroll	New owner	091 12 0 232.00
6116 Gardendale Dr.		
Nashville TN 37215		

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, **Michael W. O'Neill**, hereinafter called the Grantor, have bargained and sold and by these presents do transfer and convey unto **Carlyle Carroll,** hereinafter called the Grantee, his heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to-wit:

Being Lot No. 7 on the unrecorded plan of Harwell Property in West Nashville, described as follows:

Beginning in the East margin of Bass Street (now known as 41st Avenue North)* at a point 300 feet North of Corey Street (now known as Delaware Avenue)* and running thence in a northerly direction along the East margin of Bass Street 50.0 feet to a point and fronting thus 50.0 feet on the East side of Bass Street and running back eastwardly between parallel lines (which are also parallel with Corey Street) 200.0 feet to an alley

Being the same property conveyed to Michael O'Neill by deed from L-W Investment Properties, Inc. dated February 11, 2005, of record in Instrument No. 20050215-0017263, Register's Office for Davidson County, Tennessee.

THE ABOVE DESCRIBED PROPERTY IS NOT THE PRINCIPAL RESIDENCE OF THE GRANTOR

*Reference is hereby made to a mortgage loan inspection, dated February 11, 2005 by John Kohl and Co., regarding street names. See copy attached hereto.

SUBJECT TO THE FOLLOWING:

1. 2012 taxes are a lien but are not yet due and payable.
2. Any and all building and zoning regulations of City, County and State.
3. Any and all easements which may affect the within described property.
4. Restrictive Covenants of record in Instrument Number 20060223-0021326, said Register's Office.

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 heirs and assigns, forever;

AND I do 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 heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, his heirs and assigns, against the lawful claims of all persons whomsoever.

This is improved property is known as: 612 41st Avenue North, Nashville, Tennessee

Executed this 16th day of April, 2012.

Michael O'Neill

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, Notary Public of said County and State, Michael O'Neill, 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 this 16th day of April, 2012.

Notary Public

LEIGH ANNE SAILORS
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY

My Commission Expires: 8-10-14

STATE OF TENNESSEE
COUNTY OF Williamson

The actual consideration or value, whichever is greater, for this transfer is $184,750.00.

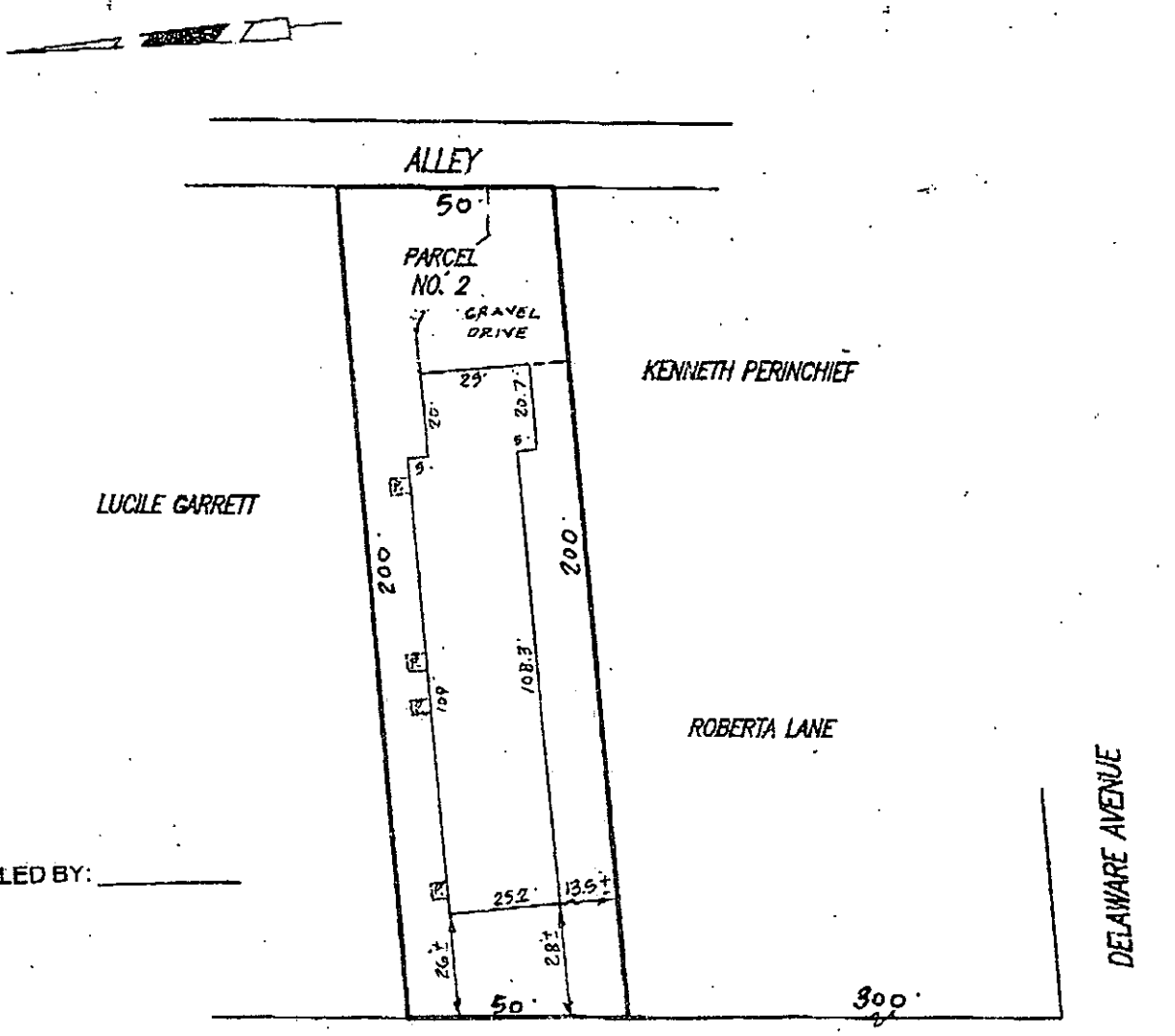
Affiant

Sworn to and subscribed to me, the undersigned, this 16 day of April, 2012.

Notary Public

My Commission Expires: 7-25-12

RYAN A. RAFOTH
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY



41ST AVENUE NORTH

FORMERLY BASS STREET

MORTGAGE LOAN INSPECTION

OWNER: MIKE O'NELL

SCALE: 1" = 40' **DATE:** FEBRUARY 11, 2005

PROPERTY LOCATED: 612 41ST AVENUE NORTH
NASHVILLE, DAVIDSON COUNTY, TENNESSEE

PROPERTY: LOT NO. 7 ON AN UNRECORDED PLAN OF THE HARWELL PROPERTY IN WEST NASHVILLE, BEING PARCEL NO. 2 BEING DESCRIBED IN -

RECORDED: BOOK 9596 – PAGE 748 – R.O.D.C.

File No. 46832 - 363

This MORTGAGE LOAN INSPECTION should not be represented to be a general Property survey as defined under Rule 0320-3-.07. It is a limited nonmonumented survey Done under the authority of TCA 62-18-126 for the use of the lender. It should not be relied upon for the construction of fences or for establishing the exact location of property lines. No corners were set or reset at the time of this inspection.

By: Patrick S. Coode

SIGNED: JOHN KOHL & COMPANY, P.C.

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PATRICK S. COODE TENNESSEE No.