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

Davidson County DEEDWARR
Recvd: 06/08/12 15:45 4 pgs
Fees:23.00 Taxes:66.60
20120608-0050433

NEW OWNER:	SEND TAX BILL TO:	MAP & PARCEL:
Anthonio D. Tucker 1449 Aaronwood Drive Old Hickory, TN 37138	same	082-07-0-129.00

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

> Land in Davidson County, Tennessee, being the westerly 25 feet of Lot No. 6 and the easterly 30 feet of Lot No. 7 on the Plan of Humphrey Pierce's Addition to Northeast Nashville, as of record in Book 161, page 20, Register's Office for Davidson County, Tennessee.
>
> Said parts of Lot Nos. 6 and 7 front together 55 feet on the southerly side of Wilburn Street and run back between parallel lines 150 feet to an alley.
>
> Being the same property conveyed Michael W. O'Neill by deed from Johnny Burroughs of record in Instrument No. 20020627-0077702, Register's Office for Davidson County, Tennessee.
>
> Subject property is not the principal residence of Grantor.

Subject to the following restrictions and conditions:

1. Property taxes for 2012 are a lien, but not yet due and payable.
2. All matters appearing on the Plan of record in Book 161, page 20, 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.

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Tucker Anthonio.wd

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 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.

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 unimproved property is known as: 318 Wilburn Street, Nashville, TN 37207.

WITNESS MY HAND this 8th day of June, 2012, in Franklin, Tennessee.

MICHAEL W. O'NEILL

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, Notary Public of said County and State, Michael W. 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, at Franklin, Tennessee, this 8th day of June, 2012.

NOTARY PUBLIC

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

My Commission Expires: 7-6-15

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STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater for this transfer is $18,000.00.

AFFIANT

Sworn to and subscribed to me, the undersigned, this 8th day of June, 2012, in Franklin, Tennessee.

NOTARY PUBLIC

My Commission Expires: 7-6-15

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

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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.

NOTARY PUBLIC

My Commission Expires: 10/20/2013

