Davidson County DEEDWARR Recvd: 06/21/12 14:07 3 pgs Fees:18.00 Taxes:370.00 **20120621-0054618**	**STATE OF TENNESSEE** **COUNTY OF WILLIAMSON** The actual consideration or value, whichever is greater, for this transfer is $100,000.00 Affiant Subscribed and sworn to before me, this 20th day of June, 2012 Notary Public My commission expires: 8-10-14 LEIGH ANNE SAILORS NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY
(Notary Stamp)	

THIS INSTRUMENT PREPARED BY
McCann, Hubbard & Solomon
1804 Williamson Court, Suite 201
Brentwood, TN 37027

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
Michael W. O'Neill	**New Owner**	**MAP/PARCEL 083-11-0-017.00**
1019 Millwood Ave ~~**601 Skyview Drive**~~	**1019 Millwood Avenue**	
Ashland City, TN 37015 ~~**Nashville, TN 37206**~~	**Ashland City, TN 37015**	

FOR AND IN 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 ACKNOWLEDGE, WE,

Harry T. Murley III and Loretta Murley Sullivan

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Michael W. O'Neill

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 No. 112 on the Map of Rolling Acres, as of record in Book 1130, Page 34, Register's Office for Davidson County described as follows: Beginning at a point in the westerly margin of Sky View Drive, the common corner of Lots 113 and 112; thence with the line between said lots, northwesterly 104 feet to the corner of said lots and of Lot 111; thence with the line between Lots 111, and 112, northerly 109.3 feet to the southerly margin of Shady Lane; thence with the margin of said Lane, southeasterly 23.6 feet to a monument, and continuing with said Lane, southeasterly 81.5 feet to a concrete monument at the beginning of a curve; thence with said curve, southerly 34.5 feet to a concrete monument in the westerly margin of Sky View Drive; thence with said Drive, southwesterly 124 feet to the point of beginning.

Being the same property conveyed to Harry T. Murley, III and Loretta Murley Sullivan to each an undivided one-half (1/2) interest, By Personal Representative's Deed from Loretta Murley Sullivan, a Personal Representative of the Estate of Dorothy Ann Murley, of record in Instrument No. 20120403-0028281, Dated March 31, 2012, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:
The current year's property taxes have been prorated and paid or are assumed by the Grantee. Subsequent taxes are assumed by the Grantees; including Rollback taxes, if any.
The Plan of record in Plat Book 1130, Page 34, Register's Office for DAVIDSON County, Tennessee.
Subject to the flow of any stream across the subject property.
Any and all visible easements lying on or across the property.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This is improved property known as 601 Skyview Drive, 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 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/our hand(s) this 20th day of June, 2012.

X _____
Harry T. Murley, III

X Loretta Murley Sullivan
Loretta Murley Sullivan

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, a Notary Public of said County and State, Loretta Murley Sullivan , the within named grantors, with whom I am personally acquainted (or who proved to me their identity on the basis of satisfactory evidence), and who acknowledged that he/she/they executed this instrument for the purposes therein contained.

Witness my hand, at office, this 20th day of June, 2012.

_____
Notary Public

My Commission Expires: 2-19-13

SCOTT HUBBARD
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, a Notary Public of said County and State, Harry T. Murley, III, the within named grantors, with whom I am personally acquainted (or who proved to me their identity on the basis of satisfactory evidence), and who acknowledged that he/she/they executed this instrument for the purposes therein contained.

Witness my hand, at office, this 20th day of June, 2012.

_____
Notary Public

My Commission Expires: 2-19-13

SCOTT HUBBARD
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

File #: **120498SH**
RECORD & RETURN TO:
McCann, Hubbard & Solomon
1804 Williamson Court, Suite 201
Brentwood, TN 37027

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, Leigh Anne Sailors, 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: 8-10-14

