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

BILL GARRETT, Davidson County
Trans:T20120077278 DEEDWARR
Recvd: 10/11/12 09:37 3 pgs
Fees:18.00 Taxes:518.00
20121011-0093109

NEW OWNER:	SEND TAX BILL TO:	MAP & PARCEL:
Jeremy D. Pewitt & Mica N. Pewitt 601 Skyview Drive Nashville, TN 37206	same	083-11-0-017.00

WARRANTY DEED

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 acknowledged, I, **Michael W. O'Neill**, a married man, hereinafter called the Grantor, have bargained and sold and by these presents do transfer and convey unto **Jeremy D. Pewitt and wife, Mica N. Pewitt**, hereinafter called the Grantees, their heirs and assigns, a certain tract or parcel of land in Williamson County, 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 of Davidson County, Tennessee and being 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 of the point of beginning.

Being the same property conveyed to Michael W. O'Neill, by deed from Harry T. Murley, III and Loretta Murley Sullivan, of record in Instrument Number 20120621-0054618, Register's Office of 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. Subject to any and all notes and matters on the Plan of record in Plat Book 1130, Page 34, 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.

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 I COVENANT with the said Grantees 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 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.

This improved property is known as: 601 Skyview Drive, Nashville, TN 37206.

WITNESS MY HAND this 9th day of October, 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 9th day of October, 2012.

Michelle W. Locke
NOTARY PUBLIC

MICHELLE W. LOCKE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

My Commission Expires: 10/20/13

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater for this transfer is $140,000.00.

AFFIANT

Sworn to and subscribed to me, the undersigned, this 9th day of October, 2012, in Franklin, Tennessee.

Thomas N. Lyles
NOTARY PUBLIC

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

My Commission Expires: 7/6/15