BILL GARRETT, Davidson County
Trans:T20130031131 DEEDWARR
Recvd: 04/16/13 12:40 2 pgs
Fees:13.00 Taxes:1184.00

20130416-0037826

Prepared by:
Realty Title & Escrow Company, Inc.
3815 Cleghorn Avenue, Suite 102
Nashville, TN 37215

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or value, whichever is greater, for this transfer is $320,000.00

Affiant

KIMBRA SPANN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

Subscribed and sworn to before me, this 5th day of April, 2013.

Notary Public
My commission expires:

03-1302-37911

Address of New Owner:	Send Tax Bills to:	Tax Information
John O'Neal 415 Church St. Apt 1813 Nashville TN 37219	New Owner 5550 Heritage Oaks Blvd. Pensacola, FL 32526	093-06-1-J-135.00 CO

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, Stephen C. Hametz and wife, Laura G. Hametz, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to John O'Neal and wife, Cynthia O'Neal, hereinafter called the Grantees, their successors 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 Unit No. 1813, together with the appurtenant interest in the common elements of Viridian, a condominium, a horizontal property regime established by Master Deed of record in Instrument No. 20061004-0122833, and addendum thereto, of record in Instrument No. 20061004-0122834, and Instrument No. 20070711-0082578, Register's Office for said County, to which plan reference is hereby made for a more complete description. Said Unit being depicted on the Condominium Site Plan attached as Exhibit "C" to the aforementioned Master Deed.

Being the same property conveyed to Stephen C. Hametz and wife, Laura G. Hametz by deed from Viridian Development Company, LLC, a Tennessee limited liability company, dated December 27, 2006, recorded December 29, 2006, of record in Instrument No. 20061229-0160715, Register's Office for Davidson County, Tennessee.

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 property is improved property known as 415 Church St. Apt 1813, Nashville, TN 37219

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, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to 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 4th day of April, 2013.

Stephen C. Hametz

Laura G. Hametz

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Stephen C. Hametz and Laura G. Hametz, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand in Nashville, TN, this 4th day of April, 2013.

Notary Public
State of Tennessee at Large

My Commission expires

1/19/14

J. ANDREW WILEY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON