RETURN TO / PREPARED BY:
First Title and Escrow Company, Inc.
2000 Richard Jones Rd., Ste. 110
Nashville, TN 37215
FTEC File # 31200
(Davidson County File Box 9-B)

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $1,075,000.00

Affiant

Subscribed and sworn to before me, this 28th DAY OF June, 2013.

Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL)

# WARRANTY DEED

KAREN LORD MARLIN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires

B-PP-13-3428

THIS INSTRUMENT WAS PREPARED BY
Rudy Title & Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

| ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME) | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| Kevin R. O'Neill | New Owner | 117-07-0-137.00 |
| 3428 Stokesmont Road | (NAME) | |
| (ADDRESS) | (ADDRESS) | 117-07-0-137.00 |
| Nashville, TN 37215 | | |
| (CITY) (STATE) (ZIP) | (CITY) (STATE) (ZIP) | |

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, we CHANCE P. FORMBY AND WIFE, RHONDA M. FORMBY, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto KEVIN R. O'NEILL AND LEIGH ANN O'NEILL, HUSBAND AND WIFE, hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING THE NORTHERLY ONE HALF OF LOT NO. 105 ON THE MAP OF NORTH PART OF NOEL'S SUBDIVISION OF WATKINS GROVE OF RECORD IN PLAT BOOK 547, PAGE 156, IN THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

SAID PART OF SAID LOT NO. 105 FRONTS 100 FEET ON THE EASTERLY SIDE OF HORD STREET, NOW STOKESMONT, AND RUNS BACK BETWEEN PARALLEL LINES 200 FEET TO A DEAD LINE.

BEING THE SAME PROPERTY CONVEYED TO CHANCE P. FORMBY AND WIFE, RHONDA M. FORMBY BY DEED FROM DANNY WAYNE FUTRELL AND WIFE, VIVIAN V. FUTRELL OF RECORD AT INSTRUMENT NO. 20080916-0094698 AND BY SCRIVENER'S AFFIDAVIT OF RECORD IN INSTRUMENT NO. 20081120-0114205, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, DATED SEPTEMBER 12, 2008 AND RECORDED ON SEPTEMBER 15, 2008.

THIS CONVEYANCE IS SUBJECT TO A) 2013 PROPERTY TAXES AND SUBSEQUENT YEARS; B) INSTRUMENTS OF RECORD IN PLAT BOOK 547, PAGE 156; INSTRUMENT NUMBER 20090409-0032325, SAID REGISTER'S OFFICE; AND C) ANY AND ALL EXISTING EASEMENTS AND RESTRICTIONS AS SHOWN OF RECORD NOT STATED HEREIN.

unimproved ( )
This is improved ( X ) property, known as 3428 Stokesmont Road, Nashville, Tennessee 37215
(House Number) (Street) (P.O. Address) (City or Town) (Postal ZIP)

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(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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.

BILL GARRETT, Davidson County
Trans: T20130055520 DEEDWARR
Recvd: 07/01/13 10:19 2 pgs
Fees: 13.00 Taxes: 3977.50
20130701-0067385

Witness my/our hand(s) this 28th day of June, 2013.

Chance P. Formby

Rhonda M. Formby

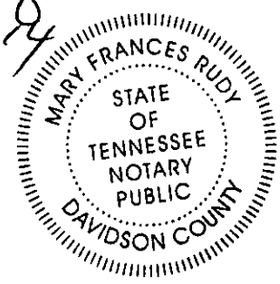
STATE OF Tennessee

COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, CHANCE T. FORMBY AND RHONDA M. FORMBY, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 28th day of June, 2013.

Notary Public
My Commission Expires: 5-20-14
(SEAL)




**RETURN TO:**
Rudy Title & Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
Phone: (615)383-2903