File Box 9B

This instrument prepared by:
THOMAS N. JONES
Attorney at Law
Thomas N. Jones & Associates
339 Main Street, Suite 100
Franklin, TN 37064
Attn: Leigh Anne Sailors
File #21854.2013

BILL GARRETT, Davidson County
Trans: T20130059984 DEEDWARR
Recvd: 07/15/13 11:16 3 pgs
Fees: 18.00 Taxes: 203.50
20130715-0072889

RETURN TO / PREPARED BY:
First Title and Escrow Company, Inc.
2000 Richard Jones Rd., Ste. 110
Nashville, TN 37215
FTEC File # 31282
(Davidson County File Box 9-B)

NEW OWNER:	SEND TAX BILL TO:	MAP & PARCEL:
Jayson Stringfellow	NEW OWNER	082 120 12000
Nancy J. Stringfellow		
1455 W. Lakeshore Dr.		
Clermont, FL 34711		

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**, hereinafter called the Grantor, have bargained and sold and by these presents do transfer and convey unto **Jayson Stringfellow and Nancy J. Stringfellow, husband and wife,** hereinafter called the Grantees, their 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 Lot No. 169 on the Plan of Neill S. Brown's Addition to East Nashville, as of record in Book 57, page 50, Register's Office for said County.

Said Lot No. 169 fronts 50 feet on the easterly side of N. 9th Street and runs back between parallel lines, 170 feet to an alley.

Being the same property conveyed to Michael W. O'Neill, unmarried, by deed dated August 22, 2000, from Robert E. Poole, dba Colonial Construction Company, of record in Instrument No. 20000825-0084219, Register's Office for Davidson County, Tennessee.

The above described property is not the primary residence of the Grantor

SUBJECT TO THE FOLLOWING:

1. 2013 taxes are a lien but are not yet due and will be the responsibility of the Grantee for payment of said taxes.
2. Any and all building and zoning regulations of City, County and State.
3. Any and all easements which may affect the within described property.
4. Any and all notes and matters on the Plan of record in Plat Book 57, Page 50, said Register's Office.

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 do 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 Grantees, their heirs and assigns, against the lawful claims of all persons whomsoever.

This is improved property is known as: 305 North Ninth Street, Nashville, Tennessee 37206

Executed on this 12th day of July, 2013.

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 this 12th day of July, 2013.

LEIGH ANNE SAILORS STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

Notary Public

My Commission Expires: 8-10-14

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $55,000.00.

Affiant

Sworn to and subscribed to me, the undersigned, this 12 day of July, 2013.

Notary Public

My Commission Expires:



My Commission Expires JAN. 6, 2014