Return TO:

BRENTWOOD
TITLE & ESCROW, LLC
320 SEVEN SPRINGS WAY
SUITE 150
BRENTWOOD, TN 37027

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

NEW OWNER:	SEND TAX BILL TO:	MAP & PARCEL:
Jeffrey Miles & Nancy Miles 4300 Wallace Lane Nashville, TN 37215	same	071-15-0-502.00

WARRANTY DEED

For and in consideration of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, including the assumption of certain indebtedness payable to Metropolitan Development & Housing Agency as described in Instrument No. 20050826-0102377 and Instrument No. 20050826-0102378, both Register's Office of Davidson County, Tennessee, and by assumption agreement being recorded simultaneously with this deed, I, **Michael W. O'Neill**, married, hereinafter called the Grantor, have bargained and sold and by these presents do transfer and convey unto **Jeffrey Miles and wife, Nancy Miles**, 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 1 on the Plan of Stainback Place of record in Instrument No. 20040916-0111749, said Register's Office, to which plan reference is hereby made for a more complete and accurate legal description.

Being a portion of the property conveyed to Michael W. O'Neill by Special Warranty Deed from Federal National Mortgage Association a/k/a Fannie Mae, a corporation organized under and existing pursuant to the laws of the State of Tennessee of record in Instrument No. 20040602-0064180, Register's Office of Davidson County, Tennessee.

Subject property is not the principal residence of Grantor.

BILL GARRETT, Davidson County
Trans:T20130061297 DEEDWARR
Recvd: 07/18/13 12:17 3 pgs
Fees:18.00 Taxes:499.50
20130718-0074408

Subject to the following restrictions and conditions:

1. Property taxes for 2013 are a lien, but not yet due and payable.
2. All matters on the plan of record in Instrument No. 20040916-0111749, said Register's Office.
3. Home Rental Rehabilitation Program Restrictions of record in Instrument No. 20050826-0102377 and Instrument No. 20050826-0102378, said Register's Office.
4. Any and all visible easements on and across subject property.
5. 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 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.

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: 1332 Stainback Avenue, Nashville, TN 37207.

WITNESS MY HAND this 1st day of July, 2013, 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 1st day of July, 2013.

MARGARET R. MEANS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Margaret R. Means
NOTARY PUBLIC
STATE OF TENNESSEE
My Commission Expires
November 4, 2013

NOTARY PUBLIC

My Commission Expires:

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater for this transfer is $135,000.00.

Peter Baber
AFFIANT

Sworn to and subscribed to me, the undersigned, this 1st day of July, 2013, in Franklin, Tennessee.

NOTARY PUBLIC

My Commission Expires:

MARGARET R. MEANS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Margaret R. Means
NOTARY PUBLIC
STATE OF TENNESSEE
My Commission Expires
November 4, 2013