Davidson County DEEDWARR Recvd: 11/20/13 10:05 5 pgs Fees:28.00 Taxes:155.40 **20131120-0119600**	STATE OF TENNESSEE COUNTY OF DAVIDSON THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $42,000. Michelle Locke Affiant SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE ~~31st DAY~~ 19th Day OF ~~October~~ November, 2013. Kathy D. Barker Notary Public MY COMMISSION EXPIRES: 12-18-2016 (AFFIX SEAL)

WARRANTY DEED

R-BB-13-2716

THIS INSTRUMENT WAS PREPARED BY

Rudy Title and Escrow
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Michael W. O'Neill	**Michael W. O'Neill**	
(NAME)	(NAME)	
1019 Millwood Ln. ~~**2716 Bullock Avenue**~~	Same	**60-16-329.00**
(ADDRESS)	(ADDRESS)	
Ashland City, TN 37015 ~~**Nashville, TN 37207**~~		
(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, **BRUCE T. BODOR AND JANETTE E. BODOR, TRUSTEES FOR THE BLMS TRUST,** hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **MICHAEL W. O'NEILL,** 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 LOT 9, MEADOW VALLEY ESTATES, FIRST REVISION, AS SHOWN ON PLAT OF RECORD IN PLAT BOOK 8250, PAGE 501, IN THE REGISTER'S OFFICE, DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAT REFERENCE IS HEREBY MADE FOR A MORE PARTICULAR DESCRIPTION OF SAID PROPERTY.

BEING THE SAME PROPERTY CONVEYED TO MID-STATE BROKERAGE, INC., TRUSTEE FOR THE BLMS TRUST BY QUIT CLAIM DEED FROM EDWARD W. LINDER AND WIFE, JANICE LINDER, RECORDED ON THE 6TH DAY OF NOVEMBER, 2006 IN INSTRUMENT NO. 20061106-0137757 IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE. BRUCE T. BODOR AND JANETTE E. BODOR (EITHER OF WHOM MAY ACT ALONE) HAVING BEEN APPOINTED AS CO-TRUSTEES OF THE BLMS TRUST BY AMENDMENT DATED JUNE 20, 2008 AND RECORDED AS INSTRUMENT NUMBER 20081107-0111105 AND AS FURTHER EVIDENCED IN THE CERTIFICATION OF TRUST OF RECORD IN INSTRUMENT NUMBER attached hereto as Exhibit A **AND BEING RECORDED SIMULATANEOUSLY HEREWITH.**

THIS CONVEYANCE IS SUBJECT TO A) PROPERTY TAXES, WHICH HAVE BEEN PRORATED AND ASSUMED BY THE GRANTEE (S) HEREIN; B) INSTRUMENTS OF RECORD IN PLAT BOOK 8250, PAGE 501, BOOK 10360, PAGE 299, SAID REGISTER'S OFFICE; C) ANY AND ALL EXISTING EASEMENTS AND RESTRICTIONS AS SHOWN OF RECORD AND/OR NOT STATED HEREIN.

This is
( ) unimproved
(X) improved
property known as **2716 Bullock Avenue Nashville, Tennessee 37207**
(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.

Witness my/our hand(s) this 19th day of November, 2013.

BLMS Trust

By: Bruce T. Bodor, Trustee

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Bruce T. Bodor, Trustee of the BLMS Trust, 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 31st 19th day of ~~October~~ November, 2013.

Notary Public

My Commission Expires: 1-9-18

(SEAL)

MEGAN PAULEY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

RETURN TO:
Rudy Title & Escrow
2012 21st Ave. South
Nashville, TN 37212

Exhibit A

Prepared By and Return To:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37215
615-383-2903
RTE File No. R-BB-13-2716

CERTIFICATION OF TRUST
FOR
THE BLMS TRUST

STATE OF TENNESSEE)

COUNTY OF Davidson)

The undersigned Bruce T. Bodor, being first duly sworn, deposes and says the he is at least 18 years of age and is a currently acting trustee of the The BLMS Trust, and further states as follows:

1. The BLMS Trust is a valid, existing trust, having been created by The BLMS Trust Agreement on January 1, 1995.

2. (a.) The grantor or creator of the trust is Bruce Bodor, who is one and the same as Bruce T. Bodor.

   (b.) The currently acting trustees are Bruce T. Bodor and Janette E. Bodor, either of whom may act alone to bind the trust.

3. The administrative and/or managerial powers of the trustee are :

   To manage Trust Property and to conduct the Trust business, exercisable without the consent of the Beneficiaries to the same extent as if the Trustees were the owners.

   To purchase or otherwise acquire real or personal property and to sell, exchange, mortgage, grant a security interest in, pledge, or in any manner deal with the Trust Property or any part thereof or any interest therein, upon such terms and for such consideration as they deem proper.

4. Trust property should be titled as follows: Bruce T. Bodor and Janette E. Bodor, Trustees of The BLMS Trust.

5. To the best of the undersigned's knowledge, the trust has not been revoked, modified, or amended in any manner that would cause the representations and statements contained herein to be incorrect.

This 19th day of November, 2013.

Bruce T. Bodoh, Trustee

Sworn to and subscribed to before me
this 19th day of November, 2013.

Megan Paulus
Notary Public

MEGAN PAULUS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My commission expires: 1-9-16

I, Thomas N. Jones, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

THOMAS N. JONES

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, Michelle W. Locke, a notary public for this county and state, Thomas N. Jones, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Michelle W. Locke
NOTARY PUBLIC

My Commission Expires: 10/2/2017

