This instrument prepared by:
THOMAS N. JONES
Attorney at Law
Thomas N. Jones & Associates
339 Main Street, Suite 100
Franklin, TN 37064
Attn: Michelle Locke
File #22095.2013

Davidson County DEEDWARR
Recvd: 01/27/14 16:10 4 pgs
Fees:23.00 Taxes:397.75
20140127-0007459

NEW OWNER:	**SEND TAX BILL TO:**	**MAP & PARCEL:**
Michael W. O'Neill Eric Crafton c/o 1019 Millwood Ave. Ashland City, TN 37015	Same	071 15 0 326.00

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, Eric Crafton**, hereinafter called the Grantor, have bargained and sold and by these presents do transfer and convey unto **Michael W. O'Neill and Eric Crafton,** 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. 122, on the Plan of Sharpe and Horn's Section Addition, as of record in Book 161, page 53, Register's Office for Davidson County, Tennessee. Said Lot No. 122 fronts 50 feet on the westerly side of North 2nd Street and runs back between parallel lines 145 feet to an alley.

Being the same property conveyed to Eric Crafton by Quitclaim Deed from Eric Crafton, Grantor/Trustee of record in Instrument No. 20131216-0126942, Register's Office for Davidson County, Tennessee. Also being the same property conveyed to Eric Crafton, Trustee, for the benefit of Ashley N. Crafton by Quitclaim Deed from Eric Crafton of record in Instrument No. 20110718-0054658, said Register's Office, and being the same property conveyed to Eric Crafton by deed dated January 9, 2002, from Michael W. O'Neill of record in Instrument No. 20020111-0004765, Register's Office for Davidson County, Tennessee.

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

SUBJECT TO THE FOLLOWING:

1. 2014 taxes are a lien but are not yet due and payable 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 161, Page 53, 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: 1232 North Second Street, Nashville, Tennessee 37207

Executed on this 24th day of January, 2014.

Eric Crafton

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, Notary Public of said County and State, Eric Crafton, 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 24th day of January, 2014.

Notary Public

My Commission Expires: 7/6/15

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $107,500.00.

Affiant

Sworn to and subscribed to me, the undersigned, this 24th day of January, 2014.

Notary Public

My Commission Expires: 7/6/15

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

