This instrument prepared by:
THOMAS N. JONES
Attorney at Law
Thomas N. Jones & Associates
339 Main Street, Suite 100
Franklin, TN 37064
Attn: Cheryl Dillon
File # 22181.2014

Davidson County DEEDWARR
Recvd: 03/20/14 15:10 3 pgs
Fees:18.00 Taxes:251.60
20140320-0023199

NEW OWNER:	**SEND TAX BILL TO:**	**MAP & PARCEL:**
Michael O'Neill **1019 Millwood Lane** **Ashland City, TN 37207**	**same**	**071-11-0-240.00**

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, **Christopher O'Neill**, hereinafter called the Grantor, has bargained and sold and by these presents do transfer and convey unto **Michael W. O'Neill** hereinafter called the Grantee, his 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. 165 & 166 on the Plan of Highland Land Company's Subdivision, of record in Plat Book 421, Page 14, Register's Office for Davidson County, Tennessee to which plan reference is made for a more complete description.

Being the same property conveyed to Christopher O'Neill, by Quitclaim Deed from Michael O'Neill of record in Instrument No. 20030924-0141661, Register's Office for Davidson County, Tennessee dated September 19, 2003 and recorded September 24, 2003.

*The subject property is not, nor has ever been the principal residence of the Grantor.

This is improved property known as 1406 Stainback Avenue, Nashville, Tennessee 37027.

SUBJECT TO THE FOLLOWING:

1. 2014 taxes are a lien, not yet due and payable and will be the responsibility of the Grantee for payment of said taxes.

2. Subject to any and all building and zoning regulations of City, County and State.
3. Subject to any and all easements which may affect the within described property.
4. All matters appearing on the Plan of record in Plat Book 421, page 14, said Register's Office of Davidson County.

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, his heirs and assigns, forever;

Executed on this 19th day of March, 2014.

Christopher O'Neill

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, Notary Public of said County and State, Christopher 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 19th day of March, 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 $68,000.00.

Affiant

Sworn to and subscribed to me, the undersigned, this 19th day of March, 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, Leigh Anne Sailors, 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.

NOTARY PUBLIC

My Commission Expires: 8-10-14

