Prepared by:
Tennessee Title & Escrow Affiliates, LLC
7105 Crossroads Blvd., Suite 101
Brentwood, TN 37027

BILL GARRETT, Davidson County
Trans:T20140047584 DEEDWARR
Recvd: 07/03/14 10:16 2 pgs
Fees:13.00 Taxes:1517.00
20140703-0058712

STATE OF TENNESSEE
COUNTY OF ~~WILLIAMSON~~ Davidson

The actual consideration or value, whichever is greater, for this transfer is ~~$419,900.00~~ $410,000.00

Affiant

Subscribed and sworn to before me, this 27th day of June, 2014

Notary Public
My commission expires: 10/18/16

DANA DELWORTH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Address of New Owner:	Send Tax Bills to:	Tax Information
Ryan Hoffman 1202 N. 14th Street Nashville, TN 37206	~~New Owner~~ SUNTRUST MORTGAGE, INC. 1001 SEMMES AVENUE RICHMOND, VA 23224	083-02-0-018.00

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, **Bryan O'Neal and Donald O'Neal,** hereinafter referred to as Grantor(s), have bargained and sold, and do hereby transfer and convey to **Ryan Hoffman, a single man and** Laurie **~~Wells~~ Trompeter, a single man,** hereinafter called the Grantee(s), their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

JOINT TENANTS WITH RIGHTS OF SURVIVORSHIP

Land in Davidson County, Tennessee, being Lot No. A on the Plan of Resubdivision of Lots Nos. 8 and 9, J.W. Loves Subdivision of greenwood of record in Plat Book 3106, Page 5, in the Register's Office for Davidson County, tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Bryan O'Neal and Donald O'Neal by Warranty Deed from Pantheon Development, LLC, dated March 9, 2012 and filed on March 22, 2012 in Instrument Number 20120322-0024558, Register's Office of Davidson County, Tennessee.

This property is improved property known as 1202 N. 14th Street, Nashville, TN, 37206

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. Grantors covenant with Grantee(s) that Grantor(s) are lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantor(s) do further covenant and bind themselves, their heirs, assigns and representatives, to warrant and forever defend the title to said land to said Grantee(s), their heirs and assigns, against the lawful claims of all persons whomsoever.

THIS CONVEYANCE SUBJECT TO PLAT OF RECORD IN BOOK 3106, PAGE 5, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TN, AND ALL MATTERS OF RECORD.

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 hand this the 27th day of June, 2014.

Bryan O'Neal By Jonathon Triston Jacobs His Attorney in Fact

Donald O'Neal By Jonathon Triston Jacobs His Attorney in Fact

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

On June 27, 2014, before me personally appeared, Jonathon Triston Jacobs, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of Bryan O'Neal, and who acknowledged that he executed the same as the free act and deed of Bryan O'Neal.

Witness my hand and official seal at Franklin, Tennessee, this the 27th day of June, 2014.

Notary Public

TREY CAIN STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON CO.

My Commission expires: 5/30/2017

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

On June 27, 2014, before me personally appeared, Jonathon Triston Jacobs, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of Donald O'Neal, and who acknowledged that he executed the same as the free act and deed of Donald O'Neal.

Witness my hand and official seal at Franklin, Tennessee, this the 27th day of June, 2014.

Notary Public

TREY CAIN STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON CO.

My Commission expires: 5/30/2017

FILE NO: 2014053105