This instrument prepared by:
THOMAS N. JONES
Attorney at Law
Thomas N. Jones & Associates
339 Main Street, Suite 100
Franklin, TN 37064
Attn: Leigh Anne Sailors
File #22441.2014

BOX 50-B
~~PREPARED BY:~~ RETURN TO:
BANKERS TITLE & ESCROW CORP.
3310 WEST END AVE.
NASHVILLE, TN 37203

NEW OWNER:	SEND TAX BILL TO:	MAP & PARCEL:
Anthony C. Czech		071 11 0 240.00
Melissa M. Czech	FIDELITY BANK	
1406 STAIN BACK AVE	P.O. Box 105075	
NASHVILLE TN 37207	ATLANTA, GA 30348	

BILL GARRETT, Davidson County
Trans:T20140088840 DEEDWARR
Recvd: 11/25/14 12:05 3 pgs
Fees:18.00 Taxes:754.43
20141125-0108673

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, Michael W. O'Neill**, hereinafter called the Grantor, have bargained and sold and by these presents do transfer and convey unto **Anthony C. Czech and wife, Melissa M. Czech,** 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. 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 or a more complete description.
>
> Being the same property conveyed to Michael W. O'Neill by Deed dated March 19, 2014 from Christopher O'Neill and being of record in Instrument Number 20140320-0023199, Register's Office of Davidson County, Tennessee.
>
> **The above described property is not and has not been the principal residence of the Grantor.

SUBJECT TO THE FOLLOWING:

1. 2014 property taxes are a lien and are now due and payable and are being paid simultaneously with this instrument.
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 421, Page 14, 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 Granteed 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: 1406 Stainback Avenue, Nashville, Tennessee 37207.

Executed on this 24th day of November, 2014.

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 this 24th day of November, 2014.

Notary Public

LEIGH ANNE SAILORS
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

My Commission Expires: 8-11-18

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $203,900.00.

Affiant

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

Notary Public

JAMES A. WAECHTER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TN

My Commission Expires: 1-4-16