WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 332,613.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 5th day of January, 2015

Notary Public:

MY COMMISSION EXPIRES: March 8, 2016
(AFFIX SEAL)

PRISCILLA C. URBANSKI STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENNESSEE

THIS INSTRUMENT WAS PREPARED BY:
RICHARD A. NORTHCUTT, METROPOLITAN ESCROW, INC., 217 PINEWAY DRIVE, NASHVILLE, TN 37217

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP - PARCEL NUMBERS:
Brian T. O'Neil	NEW OWNER	Parcel ID:
2219 Pennington Bend Road	2109 Grantland Ave	06209006800
Nashville, TN 37214	Nashville TN 37204	

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, we

William Russell Anderson and wife, Ginger King Anderson

hereinafter called the GRANTORS, has bargained and sold, and by these presents do transfer and convey unto
Brian T. O'Neil and wife, Mary B. O'Neil
hereinafter called the GRANTEES, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

BEING Lots No. 22, 23, and the northerly 28.6 feet of Lot No. 21 on the Plan of Riverview Subdivision, as of record in Book 547, Pages 93, 94, and 95,* Register's Office for Davidson County, Tennessee. (*erroneously shown as pages 93, 93, and 95 on prior deed)

Being the same property conveyed to William Russell Anderson and wife, Ginger King Anderson by Quitclaim Deed from Vicky V. Klein, Trustee, of record in Book 9643, Page 620, dated April 11, 1995, Register's Office for said County. See also Quitclaim Deed of record in Book 7513, Page 958, and deed of record in Book 4990, Page 615, said Register's Office, and Will of record in Docket No. 80330, Probate Court for Davidson County, Tennessee.

This conveyance is made subject to: (1) 2014 taxes, which have been prorated and assumed by the Grantees; (2) All matters appearing on the Plan of record in Book 547, Pages 93, 94, and 95, said Register's Office; (3) Easement for Sewer Pumps and Service Lines to Metro of record in Book 10689, Page 522, said Register's Office.

This conveyance is subject to any and all, recorded and unrecorded, zoning regulations, building restrictions and setback lines, easements and rights of way for public utilities.

Unimproved ( )

This is Improved (X) property, known as 2219 Pennington Bend Road, Nashville, TN 37214

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 we do covenant with the said GRANTEES 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 GRANTEES, 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 our hands this 5th day of January, 2015.

William Russell Anderson

Ginger King Anderson

BILL GARRETT, Davidson County
Trans:T20150001136 DEEDWARR
Recvd: 01/06/15 13:44 2 pgs
Fees:13.00 Taxes:1230.67
20150106-0001403

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named William Russell Anderson and Ginger King Anderson, 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 at Nashville, Tennessee, this 5th day of January, 2015.

My Commission Expires: 8/23/16

Notary Public

PATRICIA NICHOLLS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.