THIS INSTRUMENT WAS PREPARED BY	STATE OF TENNESSEE COUNTY OF **DAVIDSON**
Bankers Title & Escrow Corp. 3310 West End Ave., Ste. 540 Nashville, TN 37203	THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 527,000.00. Affiant SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 11th DAY OF March, 2015. Notary Public MY COMMISSION EXPIRES: 1-8-19 (AFFIX SEAL)

BILL GARRETT, Davidson County
Trans:T20150019436 DEEDWARR
Recvd: 03/17/15 13:55 2 pgs
Fees:13.00 Taxes:1949.90
20150317-0022944

NICOLE L. STEEN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TN

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Noelle Scaggs	Wintrust Mortgage a Division of Barrington Bank and Trust Co. NA	MAP
2109 Grantland Avenue	9700 W Higgins Road, Ste. 300	PARCEL 105-10-0-305.00
Nashville, TN 37204	Rosemont , IL 60018	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, **Brian T. O'Neil and wife, Mary A. O'Neil**

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Noelle Scaggs, an unmarried woman**

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:

Land in Davidson County, Tennessee, being Lot No. 5, Block 7 on the Plan of Subdivision of Blocks 1-2-3-4-5-6-7-8 in Yarbroughs Subdivision of Woodland, of record in Plat Book 57, Page 155, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Said Lot No. 5 fronts 50.0 feet on the Westerly side of Grantland Avenue and runs back between parallel lines, 165.0 feet, to an alley.

Being the same property conveyed to Brian T. O'Neil and wife, Mary A. Benagh, now known as Mary A. O'Neil, by Warranty deed from Emmaly Sue Couch, unmarried of record in Book 8003, page 195, Register's Office for Davidson County, Tennessee, dated November 30, 1989 and recorded on December 12, 1989.

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been prorated and assumed by Grantee; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

This is () UNIMPROVED

(X) IMPROVED property known as **2109 Grantland Avenue, Nashville, TN 37204.**

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 hand(s) this the 11th day of March, 2015.

Brian T. O'Neil

Mary A. O'Neil

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 **Brian T. O'Neil** the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the within named bargainor, and who acknowledged that HE executed the within instrument of the purposes therein contained.

Witness my hand and official seal this the 11th day of March, 2015.

My Commission expires: March 8, 2016

Notary Public

R. L. MOORE STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENNESSEE

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 **Mary A. O'Neil** the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the within named bargainor, and who acknowledged that SHE executed the within instrument of the purposes therein contained.

Witness my hand and official seal this the 11th day of March, 2015.

My Commission expires: March 8, 2016

Notary Public

R. L. MOORE STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENNESSEE