This instrument prepared by:
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Franklin, TN 37064
Attn: Leigh Anne Sailors
File #22630.2015

BILL GARRETT, Davidson County
Trans:T20150032660 DEEDWARR
Recvd: 04/30/15 08:34 3 pgs
Fees:18.00 Taxes:1294.63
20150430-0038568

NEW OWNER:	SEND TAX BILL TO:	MAP & PARCEL:
Adam D. Vollrath Catherine H. Walker 322 Wilburn St Nashville, TN 37207	SLBC Mortgage Corp 9311 San Pedro Ave. Suite 100 San Antonio, TX 78216	082 07 0 127.00

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 O'Neill, married**, hereinafter called the Grantor, have bargained and sold and by these presents do transfer and convey unto **Adam D. Vollrath, unmarried and Catherine H. Walker, unmarried, as tenants in common with the rights of survivorship,** 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 the westerly 43 feet of Lot No. 4 and the easterly 20 feet of Lot No. 5 on the Plan of Humprey Pierce Addition to East Nashville as of record in Book 161, Page 20, Register's Office of Davidson County, Tennessee. Said parts of Lots 4 and 5 front together 63 feet on the southerly side of Wilburn Street and run back parallel lines 150 feet to an alley.

Being the same property conveyed to Michael O'Neill by Special Warranty Deed dated 15th day of March, 2002 from Conti Mortgage Corporation and being of record in Instrument Number 20020403-0040186, Register's Office of Davidson County, Tennessee.

****The above described property is not and has never been the principal residence of the Grantor****

SUBJECT TO THE FOLLOWING:

1. 2015 property taxes are a lien but are not yet due and payable and will be the responsibility of the Grantees for payment of said taxes.
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 161, Page 20, 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 Grantee 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: 322 Wilburn Street, Nashville, TN 37207

Executed on this 24th day of April, 2015.

Michael O'Neill

STATE OF TENNESSEE
COUNTY OF Williamson

Personally appeared before me, the undersigned, Notary Public of said County and State, Michael 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 April, 2015.

Leigh Anne Sailors
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 $349,900.00.

Affiant

Sworn to and subscribed to me, the undersigned, this 24th day of April, 2015.

Notary Public

My Commission Expires: 10/18/2016

