6

WARRANTY DEED

BILL GARRETT, Davidson County
Trans: T20150063810 DEEDWARR
Recvd: 08/03/15 15:52 2 pgs
Fees: 13.00 Taxes: 468.05
20150803-0076737

State of Tennessee
County of Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $126,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31st day of July, 2015

Notary Public

MY COMMISSION EXPIRES: May 08, 2017

(AFFIX SEAL)

J. DYKE NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Esquire Title & Escrow, Inc., 30 Burton Hills Boulevard, Suite 200, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Richard Ward and Kyle Selby	Richard Ward and Kyle Selby	08111017600 & 07108038300
(NAME)	(NAME)	
P.O. Box 92368	P.O. Box 92368	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37209	Nashville, TN 37209	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, I, **Christopher O'Neill,** hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **Richard Ward and Kyle Selby,** 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:

1705 B 17th Avenue North, Nashville, TN 37208

All that certain parcel of land situate in the County of Davidson and State of Tennessee, being known and designated as the Northerly half of Lot Number 392, on the Map of McGavock, Wetmore and other's Second Addition to Nashville, called the Addition to the town of McGavock, as of record in Book 21, Page 41, Register's Office for said County, Said part of Lot Number 392 fronts 50 feet on the Westerly side of 17th Avenue North, formerly James Street, and runs back between parallel lines 170 feet to an alley.

Being the same property conveyed to Chris O'Neil being one and the same as Christopher O'Neill by deed dated April 13, 2007 from Homecomings Financial Network, Inc. of record in Instrument 20070517-0059207, Register's Office for Davidson County, Tennessee.

331 Duke Street, Nashville, TN 37207

The West 60 feet of Lot 76 on the Plan of JP Haynes Subdivision of record in Book 161, Pages 26 and 27, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description. Said West part of Lot 76 fronts 60 feet on the north side of Duke Street and runs back between parallel lines 140 feet to a dead line, measuring 60 feet on said deadline.

Being the same property conveyed to Christopher O'Neill by deed dated October 18, 2004 from Household Financial Center, Inc. of record in Instrument No. 20041026-0128842, Register's Office for Davidson County, Tennessee.

Chris O'Neill is one and the as Christopher O'Neill

unimproved ☐

This is improved ☑ property, known as 1705 - B 17th Avenue North, Nashville, TN 37208
331 Duke Street, Nashville, TN 37207
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 my/our hands this 31st day of July, 2015.

Christopher O'Neill

State of Tennessee
County of Davidson

Personally appeared before me, **Christopher O'Neill**, with whom I am personally acquainted, and who acknowledged that he executed the foregoing instrument for purposes therein contained.

WITNESS my hand and seal this 31st day of July, 2015.

Notary Public I. Dyke Tatum
My Commission Expires: May 08, 2017

File No.: 15-wardrich

