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BILL GARRETT, Davidson County
Trans:T20150078260 DEEDWARR
Recvd: 09/15/15 10:49 2 pgs
Fees:13.00 Taxes:2368.00
20150915-0093448

Warranty Deed

	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration or value, whichever is greater, for this transfer is $640,000.00. Affiant Subscribed and sworn to before me, this the 10th day of September, 2015. Notary Public My commission expires: 5/8/

STATE OF TENNESSEE NOTARY PUBLIC ANGELA Y. POSTON-WILLIAMS DAVIDSON COUNTY, TN

THIS INSTRUMENT WAS PREPARED BY
WAGON WHEEL TITLE
202 SOUTH 11TH STREET
NASHVILLE, TN 37206
615.650.5100

Address of New Owner(s) as follows:	Send Tax Bills To:	Map/Parcel Number
Ryan O'Neill Shaylee O'Neill	First Citizens Bank & Trust Co.	
836 Glen Avenue	1314 Park St.	10514002500
Nashville, TN 37204	Columbia, SC 29201	

FOR AND IN CONSIDERATION OF THE SUM OF ONE DOLLAR ($1.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE, **KENNETH WATFORD*, AN UNMARRIED MAN**, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **RYAN O'NEILL AND SHAYLEE O'NEILL, HUSBAND AND WIFE**, HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/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 part of Lot No. 73 on the Plan of Waverly Land Company's Waverly Place called "Waverly Place", of record in Plat Book 57, Page 95, in the Register's Office for Davidson County, Tennessee, according to a survey by Barge, Waggoner and Sumner, dated April 14, 1970, and described as follows, to-wit:

Beginning at an iron pin in the northeasterly margin of Glen Avenue 55.00 feet west from the corner of lots 72 and 73; thence with the margin of said Avenue, westerly 55.02 feet to an iron pin; thence leaving said Avenue, north 32 deg. 58 min. east 200.00 feet to an iron pin in the southerly margin of alley no. 61; thence with the same easterly 43.00 feet to an iron pin; thence leaving said alley, south 29 deg. 31 min. west 1899.70 feet to the point of beginning.

Being the same property conveyed to Keneth Watford by Warranty deed from Mark S. Miller, Married of record in Instrument No. 20060602-0065324 Register's Office for Davidson County, Tennessee, dated May 30, 2006 and recorded on June 2, 2006.

This conveyance is subject to all restrictions, easements and planning documents of record, and current year's taxes and subsequent years, a lien not yet due and payable.

***Prior Deed incorrectly referenced Grantor's name as "Keneth Watford".**

This is improved property known as 836 Glen 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 GRANTEE(S), his/her/their heirs and assigns forever; and I/we do covenant with the said GRANTEE(S) that I/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 I/we do further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/their heirs and assigns, against the lawful claims of all persons whomsoever.

Wherever used, the singular number shall include the plural, the singular, and the use of any gender shall be applicable to all genders.

WITNESS MY/OUR HANDS EFFECTIVE AS OF THE 10th day of September, 2015.

Kenneth Watford

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Kenneth Watford, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this 10th day of September, 2015.

Notary Public

My Commission Expires: 7-2-2018

J. BRANDON MILLER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires July 2, 2018