BILL GARRETT, Davidson County
Trans:T20150094288 DEEDWARR
Recvd: 11/05/15 09:18 2 pgs
Fees:13.00 Taxes:108.31

20151105-0112642

WARRANTY DEED

DON KEITH HEAD III
STATE OF TENNESSEE NOTARY PUBLIC
ROBERTSON COUNTY

STATE OF TENNESSEE
COUNTY OF ROBERTSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $29,273.14

Michael J O'Neal
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 3rd day of November, 2015

Notary Public

MY COMMISSION EXPIRES: 7/3/17
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Warranty Title Insurance Company, Inc., 2401 Memorial Blvd.
Springfield, TN 37172

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO(S).:
Michael J O'Neal, Trustee of the Michael J O'Neal Revocable Trust	Same	52-16A-67
(NAME)	(NAME)	
6954 Bethel Rd		
(ADDRESS)	(ADDRESS)	
Goodlettsville, TN 37072		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	File No.: 20152327

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, I/we, Jack A Goins , hereinafter called the GRANTOR, have bargained and sold, and by these presents do transfer and convey unto Michael J O'Neal, Trustee of the Michael J O'Neal Revocable Trust, 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. :

Certain real property situated in Davidson County, Tennessee, and described as follows, to-wit:

Being Apartment Unit No. H-67 of Neely's Bend Condominium created under Title 64, Sections 2701, et seq as amended, Tennessee Code Annotated, and as established by Master Deed of record in Book 5483, Page 86, Register's Office for Davidson County, Tennessee, together with the undivided percentage interest in the Common Elements appurtenant to said Unit as set forth in Exhibit A-1 of said Master Deed Reference is hereby made to the plat of Neely's Bend Condominium of record in Book 5200, Page 200, said Register's Office for a more complete identification and description of such unit.

Being the same property conveyed to Jack A. Goins and wife, Jean G. Goins by Warranty Deed from Stanley H. Morris, Jr. and Kenneth R. Greer, dated June 27, 2001 and filed of record in Instrument 20010629-0068979, Register's Office for Davidson County, Tennessee. The said Jean G. Goins predeceased the said Jack A. Goins, leaving the said Jack A. Goins the surviving tenant by the entirety and sole owner of said land.

RESTRICTIONS:

This conveyance is made subject to restrictions and by-laws appearing of record in Book 5483, Page 86, amended in Instrument No. 20020705-0080848 and Instrument No. 20040527-0062519, Register's Office for said County, and to easements, setback lines and any matters as set out on the aforesaid subdivision plat.

Subject to Building Regulations of record in Book 8277, Page 314, Register's Office for said County.

Subject to Grant of Utility Line Easement of record in Instrument No. 20040624-0075203, Register's Office for said County.

Unimproved ☐

This is improved ☒ property, known as 1301 Neeleys Bend Road, Unit 67, Madison, TN 37115
(House No.) (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 I/we do covenant with the said GRANTEES that I/we am/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, 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. Wherever used any gender shall be applicable to all genders.

It is expressly agreed by the parties hereto that all taxes for the current year shall be prorated between them as of the date of this deed.

This conveyance is expressly made subject to reservations, restrictions, easements, covenants and conditions contained in former instruments of record pertaining thereto and to all easements and encroachments apparent from an inspection of the property.

Witness my hand this 3rd day of November, 2015

Jack A Goins

STATE OF Tennessee)
County OF Robertson)

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, Jack A Goins, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand at office, this 3rd of November, 2015.

Notary Public
My Commission Expires: 7/30/17

DON KEITH HEAD III
STATE OF TENNESSEE NOTARY PUBLIC
ROBERTSON COUNTY