#32747

THIS INSTRUMENT PREPARED BY: **Mudter & Patterson** **An Association of Attorneys** **3811 Bedford Avenue** **Suite 205** **Nashville, Tennessee 37215** **FTEC File No. 32747-11-2015** **Record & Return To:** **First Title & Escrow Company, Inc.** **3811 Bedford Ave, Suite 205** **Nashville, TN 37215**	STATE OF TENNESSEE, COUNTY OF DAVIDSON: The actual consideration or value, whichever is greater, for this transfer is: $1,207,500.00. Affiant Subscribed and sworn to before me this 14th day of December, 2015. Notary Public My Commission Expires:

GEORGE E. MUDTER, JR. STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON MY COMMISSION EXPIRES MAY 3, 2016

WARRANTY DEED

Address New Owner: William Michael Head 3428 Stokesmont Rd. Nashville, TN 37215	**Send Tax Bills To:** New Owner	**Tax Information:** Map and Parcel No.: 117 07 0 137 00

Davidson County DEEDWARR
Recvd: 12/15/15 08:54 4 pgs
Fees:23.00 Taxes:4467.75
20151215-0125785

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Kevin R. O'Neill and wife, Leigh Ann O'Neill**, ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **William Michael Head and wife, Stephenie Janese Barr** ("Grantee"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

This is improved property located at 3428 Stokesmont Rd., Nashville, TN 37215

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantee, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except as set out on Exhibit "A" hereto. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantee, its successors, heirs and assigns against the lawful claims of all persons, except as set out on Exhibit "A" hereto.

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

IN WITNESS WHEREOF, Grantor has executed this instrument on the 14th day of December, 2015.

Kevin R. O'Neill by George E. Mudter, Jr., atty-in-fact

Kevin R. O'Neill, by George E. Mudter, Jr.,
Attorney-in-fact

Leigh Ann O'Neill by George E. Mudter, Jr., atty-in-fact

Leigh Ann O'Neill, by George E. Mudter, Jr.,
Attorney-in-fact

STATE OF TENNESSEE, COUNTY OF DAVIDSON SS.:

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, George E. Mudter, Jr., 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, and who further acknowledged that he is the Attorney-in-Fact for **Kevin R. O'Neill and Leigh Ann O'Neill**, and he is authorized by **Kevin R. O'Neill and Leigh Ann O'Neill** to execute this instrument on their behalf.

Witness my hand, at office, this 14th day of December, 2015.

ASHLEY HART
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires MAY 6, 2018

Notary Public

My Commission Expires: 5/6/18

EXHIBIT "A"

Land in Davidson County, Tennessee, being the northerly one-half of Lot No. 105 on the map of the north part of Noel's Subdivision of Watkins Grove, as of record in Book 547, pagae 156, Register's Office for said County.

Said part of said Lot No. 105 fronts 100 feet on the easterly side of Hord Street, now Stokesmont, and runs back between parallel lines 200 feet to a dead line.

Being the same property conveyed to Kevin R. O'Neill and Leigh Ann O'Neill, husband and wife, by deed dated June 28, 2013 from Chance P. Formby and wife, Rhonda M. Formby, of record in Instrument No. 20130701-0067385, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to:

1. State and County taxes for the year 2016, a lien, but not yet due and payable. Map and Parcel No. 117 07 0 137 00.
2. All matters appearing on the Plan of record as Book 547, page 156, Register's Office for Davidson County, Tennessee.
3. Easements to the Metropolitan Government of Nashville and Davidson County for sanitary sewers and/or storm drainage, of record in Book 4076, page 486, Register's Office for Davidson County, Tennessee.
4. Easement for fence and drive of record in Book 6511, page 430, Register's Office for Davidson County, Tennessee.
5. Restrictive Covenant for Detached Structure recorded in Instrument No. 20090409-0032325, Register's Office for Davidson County, Tennessee.

True Copy Certification

I, KELLY E. COX, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

KELLY E. COX

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, STACY L. THOMAS, a notary public for this county and state, KELLY E. COX, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature
My Commission Expires: _____
Notary Seal:

