This instrument prepared by:
THOMAS N. JONES
Attorney at Law
Thomas N. Jones & Associates
339 Main Street, Suite 100
Franklin, TN 37064
Attn: Leigh Anne Sailors
File #23057.2016

BILL GARRETT, Davidson County
Trans:T20160016463 DEEDWARR
Recvd: 02/29/16 14:34 3 pgs
Fees:18.00 Taxes:333.00
20160229-0019060

(1)

NEW OWNER:	SEND TAX BILL TO:	MAP & PARCEL:
Michael W. O'Neill 1019 Millwood Avenue Ashland City, TN 37015	Same	082 03 0 099.00

WARRANTY DEED

For and in consideration of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee and other good and valuable considerations, the receipt of which is hereby acknowledged, **we, Wenford Barnes and wife, Nettie B. Barnes**, hereinafter called the Grantors, have bargained and sold and by these presents do transfer and convey unto **Michael W. O'Neill,** hereinafter called the Grantee, his heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to-wit:

Being parts of lots 147 and 148 on the Plan of C. F. Sharpe and W. L. Horn's Second Subdivision of Lindsley, of record in Plat Book 161, Page 53, Register's Office of Davidson County, Tennessee.

Beginning at an iron pin in the west margin of North Second Street; thence with said margin of same, south 6 degrees 29' west 13.16 feet to an iron pin, the beginning of a curve; thence around said curve 15.23 feet to an iron pin, the beginning of a curve; thence around said curve 123.76 feet to an iron pin, the beginning of a curve; thence around said curve 35.25 feet to an iron pin in the east margin of Alley No. 307; thence with the margin of same north 6 degrees 25' east 98.43 feet to a point; thence south 83 degrees 3' east 145.65 feet to the point of beginning, according to survey furnished by John Kohl dated August 30, 1977.

Being the same property conveyed to Wenford Barnes and wife, Nettie B. Barnes by Quitclaim Deed dated July 14, 1994 from Wenford Barnes and being of record in Book 9410, Page 885, Register's Office of Davidson County, Tennessee.

SUBJECT TO THE FOLLOWING:

1. 2016 property taxes are a lien but are not yet due and payable and will be the responsibility of the Grantee 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 53, said Register's Office.
5. The description contained herein is for identification purposes only; exact acreage is not intended.

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, his heirs and assigns, forever;

AND we do covenant with the said Grantee that we are 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 we further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, his heirs and assigns, against the lawful claims of all persons whomsoever.

This is improved property is known as: 1102 North 2nd Avenue, Nashville, Tennessee 37207.

Executed on this 26th day of February, 2016.

Wenford Barnes

Wenford Barnes

Nettie B. Barnes

Nettie B. Barnes

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, Notary Public of said County and State, Wenford Barnes and wife, Nettie B. Barnes, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand this 26th day of February, 2016.

Notary Public

My Commission Expires: 6-30-19

Thomas N. Jones
State of Tennessee Notary Public
County of Williamson

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $90,000.00.

Affiant

Sworn to and subscribed to me, the undersigned, this 26th day of February, 2016.

Notary Public

My Commission Expires: 6-30-19

Thomas N. Jones
State of Tennessee Notary Public
County of Williamson