RECORD AND RETURN TO:
Limestone Title and Escrow, LLC
5200 Maryland Way
Suite 202
Brentwood, Tennessee 37027
File No.: TN167055

WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20160018012 DEEDWARR
Recvd: 03/04/16 12:10 2 pgs
Fees:13.00 Taxes:609.62
20160304-0020950

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $164,761.00.

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 1st day of February, 2016.

NOTARY PUBLIC

My commission expires: 11-5-19

TABATHA EDWARDS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

THIS INSTRUMENT PREPARED BY:
Limestone Title and Escrow, LLC, 5200 Maryland Way, Suite 202, Brentwood, TN 37027

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Stenia Lynn Martin and Kevin O'Connor 1160 Fitzpatrick Rd Nashville Tn 37214	Same address as new owner	108 04 0A 106.00

FOR AND IN CONSIDERATION of the sum of One Hundred Sixty Four Thousand Seven Hundred Sixty One and 00/100 Dollars ($164,761.00), and other good and valuable consideration, cash in hand paid by the hereinafter named Grantee(s), the receipt of which is hereby acknowledged; the undersigned, **CHRISTINA ROSE NEAL, AN UNMARRIED WOMAN**, hereinafter called the Grantor(s), has bargained and sold and by these presents do hereby transfer and convey unto, **STENIA LYNN MARTIN, AN UNMARRIED WOMAN, AND KEVIN O'CONNOR, AN UNMARRIED MAN**, as joint tenants with rights of survivorship, hereinafter called the Grantee(s), their heirs and assigns forever, that certain parcel of real estate situated in Davidson County, Tennessee, and being further described as follows, to-wit:

Being Lot No. 53 on the Plan of Phase II, Section IV, A, Villages of Larchwood or record in Instrument No. 20000928-0096098, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete legal description.

Being the same property conveyed to Christina Rose Neal, an unmarried woman, by Warranty Deed from Chad Hughes and Emily Hughes, dated 7/22/2009, recorded 7/24/2009, of record in Instrument # 20090724-0069571, in the Register's Office for Davidson County, Tennessee.

The address of the herein described property is believed to be 1160 Fitzpatrick Road, Nashville, TN 37214, and is shown on all tax records as same, but such addresses are not part of the legal description of the property herein and in the event of any discrepancy, the legal description herein shall control.

This conveyance is made subject to all matters as shown of record in the Register's Office for Davidson County, Tennessee; and to the zoning and subdivision regulations of the appropriate governmental body.

TO HAVE AND TO HOLD said real estate, together with all of the appurtenances, estate and title thereunto belonging, unto the said Grantee(s), their heirs and assigns, forever.

The undersigned covenant with the said Grantee(s) that they are lawfully seized and possessed of said real estate; that they have a good right to convey the same; and that it is unencumbered except by lien of the 2015 property taxes, which taxes are being prorated between the parties, and the payment thereof will be the responsibility of the Grantee(s).

The undersigned further covenant and bind themselves, their heirs and assigns, forever to warrant and defend the title to said real estate unto the said Grantee(s), their heirs and assigns, against the lawful claims of all persons, whomsoever.

WITNESS MY/OUR HANDS, this the 25th day of February, 2016.

CHRISTINA ROSE NEAL

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, a Notary Public, Christina Rose Neal, 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 and seal, this the 25th day of February, 2016.

TABATHA EDWARDS STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

Notary Public

Tabatha Edwards
Printed Notary Name

My commission expires: 11-5-19