BILL GARRETT, Davidson County
Trans:T20160023188 DEEDWARR
Recvd: 03/22/16 09:47 2 pgs
Fees:13.00 Taxes:1369.00

20160322-0026964

WARRANTY DEED

PATRICIA NICHOLLS NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $370,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 18th day of March, 2016.

Notary Public

MY COMMISSION EXPIRES: 8/23/16

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

DEANIE L. GREGORY, ATTORNEY AT LAW
GREATER NASHVILLE TITLE AND CLOSING COMPANY
200 MADISON STREET
MADISON, TN 37115

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Conor P. O'Neil and Katherine M. Armstrong	Farmington Mortgage	08302005500
(NAME)	(NAME)	
1410 Greenwood Ave.	2002 Richard Jones Rd.	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37206	Nashville, TN 37215	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

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, WE, Edward J. Splichal&John Duus, married to each other, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Conor P. O'Neil and Katherine M. Armstrong, Husband and Wife, 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:

A certain tract or parcel of land located in Davidson County, Tennessee and described as follows to wit:

Being Lot No. 32 on the Map of Sharpe and Horns Subdivision of Elwood Place, of record in Book 332, Page 18, Register's Office for Davidson County, Tennessee.

Said Lot No. 32 fronts 50 feet on the southside of East Greenwood Avenue and runs back between parallel lines 170 feet more or less to an alley in the rear:

Being the same property conveyed to Edward J. Splichal, unmarried and John Duus, unmarried , as joint tenants with rights of survivorship from Peter M. Coughlan and wife, Sandra A. Keifert by Warranty Deed dated July 27,2007 of record as 20070803-0092517, Register's Office for Davidson County, Tennessee. The said Edward J. Splichal and John Duus now being married to each other.

THIS CONVEYANCE IS SUBJECT TO THE FOLLOWING: TAXES FOR THE YEAR 2016 AND SUBSEQUENT YEARS; SUBJECT TO NOTES, EASEMENTS, SETBACK LINES AND ALL MATTERS SET FORTH ON THE PLAN OF SHARPE AND HORNS SUBDIVISION OF ELWOOD PLACE OF RECORD IN BOOK 332, PAGE 18, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE; SUBJECT TO ANY NOTES, EASEMENTS, ETC., OF PUBLIC RECORD THAT MAY AFFECT SUBJECT PROPERTY.

****This is NOT the principal residence of the Grantors named herein****

unimproved ☐

This is improved ☑ property, known as 1410 Greenwood Ave., Nashville, TN 37206

(House Number) (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 we do covenant with the said GRANTEES that 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 we do further covenant and bind ourselves, our, 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, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness our hands this 18 day of March 2016

Edward J Splichal

John Duus

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

STATE OF CALIFORNIA

COUNTY OF San Francisco

On this 18 day of MARCH, 2016, before me a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **Edward J Splichal and John Duus**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) to be the person described in and who executed the foregoing instrument, and acknowledged that they executed the same as their free act and deed.

WITNESS my hand and Notary Seal at office the day and year above written.

My Commission Expires:
07/15/17

Notary Public

MARICELA GARAY
Commission # 2033522
Notary Public - California
San Francisco County
My Comm. Expires Jul 15, 2017

Return To:

Greater Nashville Title and Closing Company
200 Madison Street
Madison, TN 37115