This instrument prepared by:
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File #23105.2016

BILL GARRETT, Davidson County
Trans:T20160026089 DEEDWARR
Recvd: 03/31/16 12:28 3 pgs
Fees:18.00 Taxes:1313.50
20160331-0030549

NEW OWNER:	**SEND TAX BILL TO:**	**MAP & PARCEL:**
Jeremy Snow 1232 North 2nd Street Nashville, TN 37207	Same as new owner	071 15 0 326.00

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, Michael W. O'Neill and Eric Crafton**, hereinafter called the Grantors, have bargained and sold and by these presents do transfer and convey unto **Jeremy Snow, a single man,** hereinafter called the Grantee, his heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee being Lot No. 122 on the Plan of Sharpe and Horn's Section Addition, as of record in Book 161, Page 53, Register's Office of Davidson County, Tennessee. Said Lot No. 122 fronts on the westerly side of North 2nd Street and runs back between parallel lines 145 feet to an alley.

Being the same property conveyed to Michael W. O'Neill and Eric Crafton by Deed dated January 24, 2014 from Eric Crafton and being of record in Instrument Number 20140127-0007459, Register's Office of Davidson County, Tennessee.

The above described property is not and has never been the principal residence of the Grantors.

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

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: 1232 North 2nd Street, Nashville, Tennessee 37207.

Executed on this 29th day of March, 2016.

Michael W. O'Neill

Eric Crafton

STATE OF TENNESSEE
COUNTY OF Williamson

Personally appeared before me, the undersigned, Notary Public of said County and State, Michael W. O'Neill, 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.

Witness my hand this 29th day of March, 2016.

Notary Public

LEIGH ANNE SAILORS
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

My Commission Expires: 8-11-18

STATE OF TENNESSEE
COUNTY OF Williamson

Personally appeared before me, the undersigned, Notary Public of said County and State, Eric Crafton, 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.

Witness my hand this 29th day of March, 2016.

Notary Public

My Commission Expires: 8-11-18

STATE OF TENNESSEE
COUNTY OF Williamson

The actual consideration or value, whichever is greater, for this transfer is $355,000.00.

Affiant

Sworn to and subscribed to me, the undersigned, this 29th day of March, 2016.

Notary Public

My Commission Expires: 8-23-16