This instrument prepared by:
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File #23130.2016

BILL GARRETT, Davidson County
Trans:T20160048905 DEEDWARR
Recvd: 06/09/16 11:42 3 pgs
Fees:18.00 Taxes:1294.63
20160609-0058370

NEW OWNER:	SEND TAX BILL TO:	MAP & PARCEL:
Matthew Todd Ridley Katharine Aileen Burnett 1337 Pennock Avenue Nashville TN 37207	Fifth Third Mtg 5001 Kingsley Dr MD 1MOB2x Cincinnati, OH 45227	071 15 0 181.00

WARRANTY DEED

For and in 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, **I, Michael W. O'Neill**, hereinafter called the Grantor, have bargained and sold and by these presents do transfer and convey unto **Matthew Todd Ridley, an unmarried man, and Katharine A. Burnett, an unmarried woman, as tenants in common with the rights of survivorship,** hereinafter called the Grantees, their 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 Nos. 239 and 240 on the Plan of Highland Land Company's Subdivision of record in Plat Book 421, Page 15, Register's Office of Davidson County, Tennessee to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Michael W. O'Neill by Deed from Cindy McKnight Booker, Linda McKnight Miller, Janice McKnight, Jeffrey McKnight, Ernest B. McKnight, Jr., Jamison McKnight and Tracy Biggers, all the heirs at law of Ernest Bob McKnight, Sr., deceased and being of record in Instrument Number 20150326-0026317, Register's Office of Davidson County, Tennessee.

The above described is not and has never been the principal residence of the Grantor

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 Grantees 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 421, Page 14, 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 Grantees, their heirs and assigns, forever;

AND I do covenant with the said Grantees that I am 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 I further covenant and bind myself, my 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.

This is improved property is known as: 1337 Pennock Avenue, Nashville, Tennessee 37207.

Executed on this 7th day of June, 2016.

Michael W. O'Neill

STATE OF TENNESSEE
COUNTY OF Davidson

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 7th day of June, 2016.

Notary Public

My Commission Expires: 8-11-18

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $349,900.00.

Affiant

Sworn to and subscribed to me, the undersigned, this 7th day of June, 2016.

Notary Public

My Commission Expires: March 3, 2020