**THIS INSTRUMENT PREPARED BY:**
Midtown Title, LLC
1704 Charlotte Avenue #105
Nashville, Tennessee 37203
M16-1791

Davidson County DEEDWARR
Recvd: 06/15/16 08:25 3 pgs
Fees:18.00 Taxes:795.50
**20160615-0060381**

| Address New Owner(s) | Send Tax Bills To: | Map-Parcel Number(s) |
|---|---|---|
| Samuel O'Neil<br>Stephanie O'Neil<br>936 Morning Road<br>Antioch, TN 37013 | Franklin American Mortgage Company<br>6100 Tower Cir, ste 600<br>Franklin, TN 37067 | 182-01-0A-085.00 CO |

STATE OF TENNESSEE
COUNTY OF Williamson
The actual consideration or value, whichever is greater, for this transfer is $215,000.00

Affiant

NICOLE YURJEVICH
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

Subscribed and sworn to before me, this the 9th day of June, 2016.

Notary Public
My Commission Expires: 10/29/19
(Affix Seal)

# WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 ($10.00) DOLLARS, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged. We **Lacey Childress and William J. Childress, wife and husband,** hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto **Samuel O'Neil and Stephanie O'Neil, 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:

Land in Davidson County, Tennessee, being Lot No. 103, Phase One, Section Two, Sunset Hills, as shown on plat of record in Instrument No. 20071220-0146323, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed to Lacey Childress and William J. Childress, wife and husband by Warranty Deed from Lake Forest Home, Inc., recorded on the 23rd day of September, 2009 in Instrument No. 20090923-0088432, in the Register's Office of Davidson County, Tennessee.

This is ☒ Improved OR ☐ Unimproved property located at: **936 Morning Road, Antioch, TN 37013**

This conveyance is made subject to (1) Property taxes for the year 2016, a lien not yet due and payable; (2) all applicable zoning ordinances; (3) utility, sewer, drainage and other easements of record; (4) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record; (5) building restrictions; and (6) other matters of public record.

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. Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 8 day of **June, 2016.**

**GRANTOR(S)**

William J. Childress

Lacey Childress

**STATE OF** Alabama
**COUNTY OF** Baldwin

Before me, the undersigned a Notary Public in and for said County and State, duly commissioned and qualified, personally appeared **William J. Childress and Lacey Childress** to me known to the persons described in and who executed the foregoing instrument, and acknowledged that he/she/they executed the same for the purposes therein contained as his/her/their free Act and Deed.

Witness my hand and official seal on this the 8th day of **June, 2016.**

Notary Public
My Commission Expires: 02-11-2017

COMPASS
– LAND TITLE –

# TRUE COPY CERTIFICATION

I, **J. Carlton Drumwright**, do hereby make oath that I am a licensed attorney and the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

J. Carlton Drumwright

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, Elizabeth Barnes, a notary public for this county and state, **J. Carlton Drumwright**, who acknowledges that this certificate of an electronic document is true and correct and whose signature I have witnessed.

Notary

My Commission Expires: 1/26/19

