WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20160055000 DEEDWARR
Recvd: 06/28/16 11:40 2 pgs
Fees:13.00 Taxes:619.75
20160628-0065836

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER OR VALUE OF THE PROPERTY TRANSFERRED, WHICHEVER IS GREATER IS, $167,500.00.

Affiant

Subscribed and sworn to before me this 24 day of June, 2016.

Notary Public
My Commission expires: 3-2018
(Affix Seal)

STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

THIS INSTRUMENT PREPARED BY
Nashville Title Insurance Corporation, 2818 Bransford Avenue, Nashville, Tennessee 37204

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBER:
Patrick D. Clifford	Acopia	15005023900
416 Safford View Drive	306 Northcreek Blvd #100	
Antioch, TN 37013	Goodlettsville TN 37072	

WITNESSETH: That for and in consideration of TEN dollars, cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, **Robert and Jacqueline O'Neill, husband and wife**, hereinafter called the GRANTOR, does hereby bargain, sell, convey and confirm unto **Patrick D. Clifford, an unmarried man**, his heirs and assigns, hereinafter called the GRANTEE, the following described real estate, situated and being located in Davidson County, Tennessee:

The following described real property located in County of Davidson, State of Tennessee, being more particularly described as follows:

Being Lot No. 269 on the Plat of Section 5, Cherry Hills of record in Plat Book 4300, Page 156, Register's Office of Davidson County, Tennessee, to which plan reference is hereby made for a more complete legal description.

Being the same property conveyed to Robert and Jacqueline O'Neill from Wilson & Associates, PLLC, by Trustee's Deed on February 8, 2016, of record in Instrument Number 20160412-0034841, Register's Office for Davidson County, Tennessee.

The property is subject to any and all existing easements and restrictions as shown of record including the following:

- Taxes and assessments for the year 2016 and subsequent years a lien, but not yet due and payable.
- Subject to all matters as shown on the Plan of record in Plat Book 4300, Page 156, Register's Office for Davidson County, Tennessee.
- Covenants, conditions, and restrictions as set forth in instrument recorded in Book 4579, Page 841, Register's Office for Davidson County, Tennessee.

This is improved property known as: **416 Safford View Drive, Antioch, TN 37013**

TO HAVE AND TO HOLD The aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the GRANTEE, his heirs, successors and assigns in fee simple forever. And the GRANTOR does hereby covenant with the GRANTEE that he is lawfully seized in fee of the aforedescribed real estate; that he has a good right to sell and convey the same; that the same is unencumbered, and that the title and quiet possession thereto he will warrant and forever defend against the lawful claims of all persons.

4976

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 June 24, 2016.

Robert O'Neill

Jacqueline O'Neill

STATE OF TENNESSEE
COUNTY OF Wilson

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **Robert O'Neill and Jacqueline O'Neill** to me known to be the persons described in and who executed the foregoing instrument, and acknowledged that they executed the same for the purposes therein contained.

WITNESS my hand and Official Seal at office this June 24, 2016

Notary Public

My Commission expires: 1/5/19

ROBERT HOUSTON AKIN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON