This instrument prepared by:
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Attorney at Law
Thomas N. Jones & Associates
339 Main Street, Suite 100
Franklin, TN 37064
Attn: Leigh Anne Sailors
File #23228.2016

Davidson County DEEDWARR
Recvd: 07/19/16 11:17 4 pgs
Fees:23.00 Taxes:309.88
**20160719-0074153**

| **NEW OWNER:** | **SEND TAX BILL TO:** | **MAP & PARCEL:** |
|---|---|---|
| Michael W. O'Neill<br>1019 Millwood Ave.<br>Ashland City, TN 37015 | Same | Part of 071 11 0 267.00 |

# 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, **I, Gladys A. Ketsri (formerly known as Gladys Antwi-Adjei)**, hereinafter called the Grantor, have bargained and sold and by these presents do transfer and convey unto **Michael W. O'Neill,** 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. 68 on the Plan of Highland Land Company's Subdivision of record in Book 421, Page 14, Register's Office of Davidson County, Tennessee to which plan reference is hereby made for a more complete legal description.

Being a portion of the same property conveyed to Gladys Antwi-Adjei, ummarried, by Deed dated March 24, 2000 from Agnes V. Bates, a widow and being of record in Instrument Number 20000403-0032981, Register's Office of Davidson County, Tennessee.

***The above described property is not 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 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. Subject to 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 Grantee, his heirs and assigns, forever;

AND I do covenant with the said Grantee 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 Grantee, his heirs and assigns, against the lawful claims of all persons whomsoever.

This is unimproved property is known as: 1407-A Stainback Avenue, Nashville, Tennessee 37207.

Executed on this 15th day of July, 2016.

Gladys Antwi Adjei Ketsri

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, Notary Public of said County and State, Gladys Antwi Adjei Ketsri, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand this 15th day of July, 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

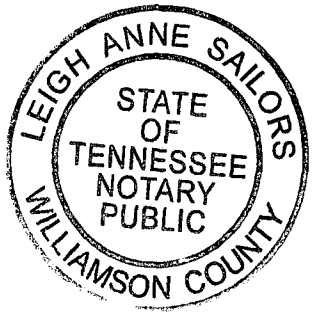
The actual consideration or value, whichever is greater, for this transfer is $83,750.00.

Affiant

Sworn to and subscribed to me, the undersigned, this 15th day of July, 2016.

Notary Public

My Commission Expires: 8-11-18



I, Thomas N. Jones, do hereby make oath that I am a licensed attorney and/or 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.

THOMAS N. JONES

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, Leigh Anne Sailors, a notary public for this county and state, Thomas N. Jones, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

NOTARY PUBLIC

My Commission Expires: 8-11-18

