BILL GARRETT, Davidson County
Trans:T20160084545 DEEDWARR
Recvd: 09/26/16 15:22 2 pgs
Fees:13.00 Taxes:799.20
20160926-0101467

This instrument prepared by and **Record and Return to:**
Parthenon Title Agency, LLC
212 Oceola Ave
Nashville, TN 37209
(615) 829-5190

File No.: **16-1263**

WARRANTY DEED

THIS INDENTURE, made and entered into this **9/23/2016**, by and between **William O'Neal and Elizabeth Ann O'Neal, husband and wife**, parties of the first part, and **Kathryn Wilkening and Jonah A Eller-Isaacs, wife and husband**, party of the second part,

WITNESSETH: This for and in consideration of Ten Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, the said party of the first part had bargained and sold and does hereby bargain, sell, convey and confirm unto the said party of the second part the following described Real Estate, situated and being in the City of **Nashville**, County of **Davidson**, State of **Tennessee**, to wit:

Land in Davidson County, Tennessee, being Lot 62, BLOCK "D", RE-SUBDIVISION OF SUNNYMEADE UNIT NO. 1 SUBDIVISION of SUNNYMEADE Unit NO. 2, as shown on plat of record in Plat Book 974, Page(s) 56 & 57, 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 ELIZABETH ANN O'NEAL AND WILLIAM O'NEAL AS TENANTS BY THE ENTIRETIES BY QUITCLAIM DEED FROM WILLIAM O'NEAL, RECORDED ON 01/25/2013 IN INSTRUMENT NO. 201301125-0008101, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

FURTHER BEING THE SAME PROPERTY CONVEYED TO WILLIAM O'NEAL, MARRIED BY WARRANTY DEED FROM JERRY R. MORE, JR. AND WIFE, CYNTHIA A. MOORE, RECORDED ON 03/22/1999, BOOK 11394, PAGE(S) 712 AND 713, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

This conveyance is made subject to:

Parcel ID # **61-16-257**

☒ Improved **1247 Sunnymeade Drive, Nashville, TN 37216**

TO HAVE AND TO HOLD the aforesaid Real Estate together with all appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the said party of the second part, his/her heirs, successors and assigns in fee simple forever.

The said party of the first part does hereby covenant with the said party of the second part that he/she is lawfully seized in fee simple of the afore described real estate; that he/she has good right to sell and convey the same; that the same is unencumbered, EXCEPT as set forth herein, and that the title and quiet possession thereto he/she warrants and forever defends against the lawful claims of all persons.

The word "party" as used herein shall mean "parties" if more than one person or entity be referred to, and pronouns shall be construed according to their proper gender and number according to the context hereof.

WITNESS the signature of the party of the first part of the day and year first above written.

William O'Neal

Elizabeth Ann O'Neal

STATE OF **Tennessee**

COUNTY OF **Davidson**

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

Witness my hand and Notarial Seal this 29th day of August, 2016..

Notary Public

My Commission Expires: 5/8/17

REBECCA T. GARLAND STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

****

Owner's Name: Kathryn Wilkening and Jonah A Eller-Isaacs, wife and husband

and Address: **1247 Sunnymeade Drive, Nashville, TN 37216**

Mail tax bills to New Owners

I, or we, hereby swear and affirm that, to the best of the affiant's knowledge, information, and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater, is **$216,000.00** which amount is equal or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant

STATE OF **Tennessee**

COUNTY OF **Davidson**

Subscribed and sworn to before me this 29th day of August, 2016..

Notary Public

My Commission Expires: 7/3/2017

Julie Hamilton State of Tennessee Notary Public Davidson County