This instrument prepared by:
THOMAS N. JONES
Attorney at Law
Thomas N. Jones & Associates
339 Main Street, Suite 100
Franklin, TN 37064
Attn: Leigh Anne Sailors
File #23408.2016

Davidson County DEEDWARR
Recvd: 11/22/16 09:53 4 pgs
Fees:23.00 Taxes:888.00
20161122-0123137

NEW OWNER:
Katherine Umberg
1102 North 2nd Street
Nashville, TN 37207

SEND TAX BILL TO:
Same

MAP & PARCEL:
082 03 0 099.00

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, Michael W. O'Neill**, hereinafter called the Grantor, have bargained and sold and by these presents do transfer and convey unto **Katherine Umberg, an unmarried woman,** hereinafter called the Grantee, her heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to-wit:

Being parts of lots 147 and 148 on the Plan of C. F. Sharpe and W. L. Horn's Second Subdivision of Lindsley, of record in Plat Book 161, Page 53, Register's Office of Davidson County, Tennessee.

Beginning at an iron pin in the west margin of North Second Street; thence with said margin of same, south 6 degrees 29' west 13.16 feet to an iron pin, the beginning of a curve; thence around said curve 15.23 feet to an iron pin, the beginning of a curve; thence around said curve 123.76 feet to an iron pin, the beginning of a curve; thence around said curve 35.25 feet to an iron pin in the east margin of Alley No. 307; thence with the margin of same north 6 degrees 25' east 98.43 feet to a point; thence south 83 degrees 3' east 145.65 feet to the point of beginning, according to survey furnished by John Kohl dated August 30, 1977.

Being the same property conveyed to Michael W. O'Neill by Deed from Wenford Barnes and wife, Nettie B. Barnes and being of record in Instrument Number 20160229-0019060, Register's Office of Davidson County, Tennessee.

**The subject property is not the principal place of residence of the Grantor, the Grantor's spouse, or any minor children of the Grantor.

SUBJECT TO THE FOLLOWING:

1. 2016 property taxes are a lien and are now due and payable and are being paid simultaneously with the recording of this instrument.
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 161, Page 53, 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, her 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, her heirs and assigns, against the lawful claims of all persons whomsoever.

This is improved property is known as: 1102 North 2nd Street, Nashville, Tennessee 37207.

Executed on this 15th day of November, 2016.

Michael W. O'Neill

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

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 15th day of November, 2016.

Notary Public

My Commission Expires: 6-30-19

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $240,000.00.

Affiant

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

Notary Public

My Commission Expires: 12.03.19

True Copy Certification

I, Dellana Lowhorn, do hereby make an oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

STATE OF TN
COUNTY OF Davidson

Personally appeared before me, S Thompson, a notary public for this county and state, Dellana Lowhorn, who acknowledged that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 12.03.19

(SEAL)

