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 #23423.2016

Davidson County DEEDWARR
Recvd: 11/23/16 10:59 4 pgs
Fees:23.00 Taxes:309.88
**20161123-0123730**

| **NEW OWNER:** | **SEND TAX BILL TO:** | **MAP & PARCEL:** |
|---|---|---|
| Michael W. O'Neill<br>c/o 1120 Dickerson Pike<br>Suite B<br>Nashville, TN 37207 | Same | Part of 071 15 0 162.00 |

# 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, Kevin O'Neill**, 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:

All that certain parcel of land situated in the County of Davidson, State of Tennessee and being known and designated as Lot No. 277 on the Plat of the Highlands Land Company's Subdivision of record in Book 421, Page 14, Register's Office of Davidson County, Tennessee to which reference is hereby made for a more accurate legal description of said lot.

Being a portion of the same property conveyed to Kevin O'Neill by Deed dated March 20, 2007 from The Bank of New York Trust Company, as Successor in interest to JP Morgan Chase Bank as Trustee for Specialty Underwriting and Residential Finance Trust, Mortgage Loan Asset-Backed Certificates, Series 2004 –BC2, by and through Litton Loan Services LP as Attorney in Fact and being of record in Instrument Number 20070403-0039989, 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 Plat of record in 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 property is known as: 1306-A Pennock Avenue, Nashville, Tennessee 37207

Executed on this 15th day of November, 2016.

Kevin O'Neill

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, Notary Public of said County and State, Kevin 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 on this 15th day of November, 2016.

Notary Public

My Commission Expires: 6-30-19

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, on this 15th day of November, 2016.

Notary Public

My Commission Expires: 6-30-19

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

