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 #23454.2016

Davidson County DEEDWARR
Recvd: 12/09/16 15:27 4 pgs
Fees:23.00 Taxes:1285.75
20161209-0129592

NEW OWNER:	**SEND TAX BILL TO:**	**MAP & PARCEL:**
Yee Chow Titipong Watanasookchai 133 Water Street Apt. 10B Brooklyn, NY 11201	Same	071 15 0 532.00

WARRANTY DEED

For and in consideration of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantees 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 **Yee Chow and Titipong Watanasookchai, husband and wife,** hereinafter called the Grantees, their 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. 241 on the Plan of Highland Land Company's Subdivision of record in Plat Book 421, Page 15, Register's Office of Davidson County, Tennessee to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Michael W. O'Neill by Deed dated March 23, 2015 from Cindy McKnight Booker, Linda McKnight Booker, Janice McKnight, Jeffery McKnight, Ernest B. McKnight, Jr., Jamison McKnight and Tracy Biggers, being all the heirs at law of Ernest Bob McKnight, Sr., deceased, and being of record in Instrument Number 20150326-0026251, 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 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 Grantees, their heirs and assigns, forever;

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

This is improved property is known as: 1335-B Pennock Avenue, Nashville, Tennessee 37207.

Executed on this 7th day of December, 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 7th day of December, 2016.

Notary Public

My Commission Expires: 8-11-18

LEIGH ANNE SAILORS
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $347,500.00.

Affiant

Sworn to and subscribed to me, the undersigned, this 7th day of December, 2016.

Notary Public

My Commission Expires: 8-11-18

LEIGH ANNE SAILORS
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

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

