WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $264,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 20th DAY OF JUNE, 2017.

Notary Public

MY COMMISSION EXPIRES: 03-08-2021

(AFFIX SEAL)

MELISSA JANSEN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 03-08-2021

Y-VRES-17-809

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Shawna L. O'Neill	**New Owner**	
(NAME)	(NAME)	**71-16-69.01**
809 Crockett Street		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37207		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **MARIA WIECK AND PAUL WIECK, WIFE AND HUSBAND,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **SHAWNA L. O'NEILL, AN UNMARRIED WOMAN,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

Land in Davidson County, Tennessee, being part of Lot No. 14 on the Williams and Hays Belle View Plan, as of record in Plat Book 332, Page 51, in the Register's Office for Davidson County, Tennessee, being part of Lot No. 14A on the resubdivision of Lot No. 5 and the southerly part of Lot No. 14 on the Williams and Hays Belle View Plan, described partly according to a survey made by John N. Sullivan, Civil Engineer, November 21, 1957, as follows:

Beginning on the northerly margin of Crockett Street at the southeast corner of the property conveyed to Charles Edward McWhirter and wife, Betty Sue McWhirter, by deed from WA. McWhirter and wife, of record in Book 3309, page 169, said Register's Office; thence with said McWhirter's eastern boundary line north 7 degrees 44' (erroneously shown as 7044 degrees in prior deeds) east 136.4 feet to the southwest corner of the property conveyed to M.L. Randall and wife, by deed from Wm. P. McCord and wife, of record in Book 3508, page 443, said Register's Office; thence with said Randall's southern boundary line south 79 degrees 27' east 50 feet; thence south 7 degrees 44' west 131.1 feet to the northerly margin of Crockett Street; thence with the same north 85 degrees 54' west 50 feet to the beginning.

Being the same property conveyed to Maria Wieck and Paul Wieck, wife and husband, by Warranty Deed from Lincoln Management and Investment Services, LLC, recorded June 23, 2016 in Instrument No. 20160623-0063991; further being the same property conveyed to Lincoln Management and Investment Services, LLC, by Warranty Deed from Elisha Miller and wife, Malelia Miller, recorded June 1, 2016 in Instrument No. 20160601-0054785 and further being the same property conveyed to Elisha Miller and wife, Malelia Miller by Warranty Deed from Douglas K. Mund, unmarried, recorded May 29, 2009 in Instrument No. 20090529-0049396, Register's Office for Davidson County, Tennessee.

This conveyance is subject to:
- Subject to all matters shown on the Plan of record in Plat Book 332, Page 51, Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **809 Crockett Street, Nashville, Tennessee 37207**.

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(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

BILL GARRETT, Davidson County
Trans:T20170053914 DEEDWARR
Recvd: 06/23/17 10:56 2 pgs
Fees:13.00 Taxes:976.80

20170623-0063352

Witness my/our hand(s) this the 20th DAY OF JUNE, 2017.

Maria Wieck by Paul Wieck, Attorney-In-Fact

Paul Wieck

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, PAUL WIECK, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of MARIA WIECK and who acknowledged he/she/they executed the same as the free act and deed of the said MARIA WIECK.

Witness my hand and official seal, this the 20th of June, 2017.

Notary Public
My Commission Expires: 8/20/2019
(SEAL)

WILLIAM E GRONES
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, PAUL WIECK, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 20th of June, 2017.

Notary Public
My Commission Expires: 8/20/2019
(SEAL)

WILLIAM E GRONES
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212