BILL GARRETT, Davidson County
Trans: T20170060258 DEEDWARR
Recvd: 07/14/17 10:42 2 pgs
Fees: 13.00 Taxes: 1690.90
20170714-0070924

DEBORAH J. COHEN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

STATE OF TENNESSEE
COUNTY OF **DAVIDSON**

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $457,000.00

Mary Lee Proctor O'Neil
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 12th DAY OF JULY, 2017.

Notary Public

MY COMMISSION EXPIRES: Nov. 5, 2018

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
COHEN & COHEN, ATTORNEYS AT LAW, 4908 CHARLOTTE AVENUE, NASHVILLE, TN 37209

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
JOSEPH MIGNONE, ET UX	new owners	**129-07-0-027.00**
(NAME)	(NAME)	
6611 FOX HOLLOW ROAD		
(ADDRESS)	(ADDRESS)	
NASHVILLE, TN 37205		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

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, MARY LEE PROCTOR O'NEIL, TRUSTEE OF THE WILLIAM S. O'NEIL TENNESSEE BYPASS TRUST UTA DATED JUNE 23, 2004,** HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **JOSEPH MIGNONE AND MARGARET MIGNONE, HUSBAND AND WIFE,** HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **DAVIDSON** COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Being Lot No. 95 on the Plan of West Meade Park, Section 1, of record in Book 2900, Page 103, Register's Office for Davidson County, Tennessee.

Said Lot No. 95 fronts 111.0 feet on the easterly side of Fox Hollow Road and extends back 268.4 feet on the southerly line and 545.0 feet on the northerly line to a dead line, measuring 348.0 feet thereon.

Being part of the same property conveyed to William S. O'Neil, Trustee of the William S. O'Neil Living Trust, established by the Revocable Trust Agreement of William S. O'Neil, dated June 23, 2004 from William S. O'Neil, by warranty deed dated September 14, 2005, of record in Instrument No. 20051013-0123232, said Register's Office. William S. O'Neil died on December 29, 2005. Upon the death of William S. O'Neil, Mary Lee Proctor O'Neil became the Successor Trustee of said William S. O'Neil Living Trust. Further being part of the same property conveyed to Mary Lee Proctor O'Neil, Trustee of the William S. O'Neil Tennessee Bypass Trust UTA dated June 23, 2004, from Mary Lee Proctor O'Neil, Successor Trustee of the William S. O'Neil Living Trust, established by the Revocable Trust Agreement of William S. O'Neil, dated June 23, 2004, by Quitclaim Deed dated January 23, 2008, of record in Instrument No. 20080128-0008829, said Register's Office.

This conveyance is subject to matters shown on the Plan of record in Book 2900, Page 103; and any and all other easements, restrictions and conditions which may affect said property of record in the Register's Office for Davidson County, Tennessee.

Unimproved ( )
This is improved(X) property, known as **6611 FOX HOLLOW ROAD, NASHVILLE, TN 37205**
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 we do covenant with the said GRANTEES 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 GRANTEES, 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.

Witness my hand this 12th day of July, 2017.

Mary Lee Proctor O'Neil trustee

MARY LEE PROCTOR O'NEIL, TRUSTEE OF THE WILLIAM S. O'NEIL TENNESSEE BYPASS TRUST UTA DATED JUNE 23, 2004

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **MARY LEE PROCTOR O'NEIL, TRUSTEE OF THE WILLIAM S. O'NEIL TENNESSEE BYPASS TRUST UTA DATED JUNE 23, 2004,** the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee this 12th day of July, 2017.

My commission expires: **November 5, 2018.**

Deborah J. Cohen
Notary Public

