WARRANTY DEED

Bill Garrett Davidson County
Batch# 6334 DEEDWARR
10/02/2017 10:52:11 AM 2 pgs
Fees: $13.00 Taxes: $592.00

20171002-0100400

J-AR-17-306-H

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $160,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28th DAY OF SEPTEMBER, 2017.

Notary Public

MY COMMISSION EXPIRES: 7/6/20

(AFFIX SEAL)

DANA DELWORTH NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires 07-06-2020

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)
Lombardy Partners, LLC	**New Owner**	
(NAME) **322 Harvard Ave.**	(NAME)	**091-16-0-086.00**
(ADDRESS) **Nashville, TN 37205**	(ADDRESS)	
(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, **CHRISTOPHER M. O'NEILL, UNMARRIED,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **LOMBARDY PARTNERS, LLC, A TENNESSEE LIMITED LIABILITY COMPANY,** 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, TN, BEING the South 50 feet of Lot No. 512 and the South 50 feet of the Westerly 10 feet of Lot No. 510, on the Plan of Charlotte Park Company's First Addition to West Nashville, of record in Book 57, Page 103, Register's Office for Davidson County, TN, described in accordance with a survey and plat by Hickerson-Miller, Engineers, Surveyors, dated October 26, 1955, as follows:

Beginning at an iron pin in the East margin of 47th Avenue North, said pin being located 130 feet South of the Southeast intersection of the margin of Elkins Avenue and 47th Avenue North; running North 84 deg. East 70 feet to an iron pin; thence South 6 deg. East 50 feet to an iron pin located in the North margin of an alley; thence South 84 deg. West 70 feet with the North margin of an alley to an iron pin located in the East margin of 47th Avenue North; thence North 5 deg. West 50 feet with the East margin of 47th Avenue North to an iron pin and the point of beginning.

Being the same property conveyed to Christopher M. O'Neill, unmarried, by Warranty Deed from William Christie, unmarried, of record in Instrument No. 20070618-0072513, in the Register's Office of Davidson County, Tennessee, dated June 14, 2007 and recorded on June 18 2007. (Value or consideration shown in aforementioned deed $132,500.00)

This conveyance is subject to:
- County of DAVIDSON taxes for the year 2017 and thereafter, not yet due and payable.
- Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of Charlotte Park Company's First Addition to West Nashville, as recorded in Plat Book 57, Page(s) 103, in the Register's Office of Davidson County, Tennessee, but deleting any covenant, condition or restriction indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status or national origin to the extent such covenants, conditions or restrictions violate 42 USC 3604(c).
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **306 47th Ave N., Nashville, Tennessee 37209**.

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.

Witness my/our hand(s) this the 28th DAY OF SEPTEMBER, 2017.

Christopher M. O'Neill

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, CHRISTOPHER M. O'NEILL, 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 28th of September, 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