WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $470,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30th DAY OF NOVEMBER, 2017.

Notary Public

MY COMMISSION EXPIRES: (AFFIX SEAL)

STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 05-18-2018 KARA L. WALL

W-RTE-17-650

Bill Garrett Davidson County
Batch# 37252 DEEDWARR
12/15/2017 09:43:01 AM 2 pgs
Fees: $13.00 Taxes: $1,739.00

20171215-0127818

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:	
James A. O'Neill Jr. and Susan P. O'Neill	new owner	
(NAME)	(NAME)	**117-02-0C-026.00-CO**
650 Timber Lane		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37215		
(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, **CHRISTINE ARNOLD FIELDS, AN UNMARRIED WOMAN,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **JAMES A. O'NEILL JR. AND SUSAN P. O'NEILL, HUSBAND AND WIFE,** 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:

A Condominium Apartment in Davidson County, Tennessee, being Unit 26, together with the carport designated as 26A of Regency Park, a Horizontal Property Regime pursuant to the Tennessee Horizontal Property Act, as shown on the plan to the Master Deed of record in Book 3700, pages 111 and 112, Register' s Office for Davidson County, Tennessee to which reference is hereby made for a more complete description thereof, together with the said Apartment's appurtenant undivided interest in the general and limited common elements of the Condominium.

Being the same property conveyed to Emmett B. Fields and wife, Christine Arnold Fields by Warranty Deed from Bette Obermeyer, unmarried (formerly known as Bette Obermeyer Schwartz of record in Book 11264, page 384, Register's Office for Davidson County, Tennessee, dated December 18, 1998 and recorded on December 22, 1998. Emmett B Fields died 9/19/05.

Mary Christine Fields is one in the same as Christine Arnold Fields.

This conveyance is subject to:
- Taxes for the year 2018 and subsequent years.
- All matters shown on the Plan of record in Plat Book 3700, Page 111 and 112, Register's Office for Davidson County, Tennessee.
- Master Deed establishing a Horizontal Property Regime of Regency Park formerly known as Woodlawn Manor Inc. of record in Book 3815, Page 788, amended in Book 4364, Page 381, Book 4767, Page 431, Book 5673, Page 429, Book 6047, Page 201, Book 7193, Page 964, Book 8646, Page 173, Book 7662, Page 942, Book 7728, Page 343, Book 9746, Page 83, Book 11288, Page 513, Instrument No. 20031029-0159210 and Instrument No. 20050531-0060994, Register's Office for Davidson County, Tennessee.
- Charter for HOA of record in Book 8129, Page 118, Book 8500, Page 717, in the Register's Office for Davidson County, Tennessee.
- Charter of record in Book 3007, Page 628, in the Register's Office for Davidson County, Tennessee.
- Sewer & Drainage Easement of record in Book 4067, Page 947, in the Register's Office for Davidson County, Tennessee.
- Water Main Easement of record in Book 3953, Page 348, Book 3943, page 821, in the Register's Office for Davidson County, Tennessee.
- Repurchase Option Agreement of record in Book 3907, Page 839 and Book 7401, Page 909, in the Register's Office for Davidson County, Tennessee.
- Rules and Regulations of record in Instrument Number 20110525-0040197, in the Register's Office for Davidson County, Tennessee.
- Counterpart of record in Book 4173, Page 18; Book 6228, Page 550, in the Register's Office for Davidson County, Tennessee.
- Restrictions of record in Book 11264, Page 384, in the 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: **650 Timber Lane, Nashville, Tennessee 37215**.

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 30th DAY OF NOVEMBER, 2017.

Mary Christine Fields by Ross Christopher Fields, Attorney in Fact

Mary Christine Fields
by Ross Christopher Fields, Attorney in Fact

POA of record in 20171109-0115373 RODC

STATE OF ~~TENNESSEE~~ Texas
COUNTY OF ~~DAVIDSON~~ Gregg

Personally appeared before ~~me~~, the undersigned, a Notary Public in and for said County and State, ROSS CHRISTOPHER FIELDS, 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 MARY CHRISTINE FIELDS, and who acknowledged he/she/they executed the same as the free act and deed of the said MARY CHRISTINE FIELDS.

Witness my hand and official seal, this the 30th of November, 2017.

Notary Public
My Commission Expires: 4/10/17
(SEAL)

JAY DEAN MISENHEIMER
Notary Public, State of Texas
Comm. Expires 04-10-2018
Notary ID 12978068-2

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