WARRANTY DEED

Bill Garrett Davidson County
Batch# 72600 DEEDWARR
03/23/2018 10:47:51 AM 2 pgs
Fees: $13.00 Taxes: $444.00

20180323-0027473

File No. TE0003901

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $120,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 21st day of March 2018.

Notary Public

MY COMMISSION EXPIRES: 11-5-19
(AFFIX SEAL)

TABATHA EDWARDS NOTARY PUBLIC STATE OF TENNESSEE WILSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Magnolia Title & Escrow, Inc., 1104 Fatherland Street, Nashville, TN 37206

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Douglas A. Brooks	New Owner	043-02-0-048.00
(NAME)	(NAME)	
336 Haddon Ct		
(ADDRESS)	(ADDRESS)	
Franklin Tn 37064		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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 O'Neal, Trustee of The Michael J. O'Neal Revocable Living Trust and Michael O'Neal, Successor Trustee of The Joyce R. O'Neal Revocable Living Trust,** HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Douglas A. Brooks, a married person,** HEREINAFTER CALLED THE GRANTEE, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being Lot No. 12 on the Plan of Farview of record in Plat Book 1835, Page 131, in the Register's Office for said County.

Said Lot No. 12 is described as beginning at a point on the Easterly margin of Snow Avenue, at the common corner of Lots Nos. 11 and 12; thence with the line between said lots Easterly 340.9 feet to a point; thence Southerly 111 feet to the Northerly margin of a 50 foot unnamed street or roadway; thence with the margin of the same Westwardly 320 feet to the beginning of a curve; thence along said curve North Westwardly 39.5 feet to the Easterly margin of snow Avenue; thence with the margin of the same Northwardly 105.3 feet to the beginning.

Being the same property conveyed to Michael J. O'Neal, Trustee, and his successors in trust, of The Michael J. O'Neal Revocable Living Trust, its successors and assigns, and Joyce R. O'Neal, Trustee, and her successors in trust, of The Joyce R. O'Neal Revocable Living Trust, its successors and assigns, for the benefit of Michael J. O'Neal and Joyce R. O'Neal, tenants in common by Quitclaim deed from Michael J. O'Neal and wife, Joyce R. O'Neal of record in Instrument No. 20010802-0081992 Register's Office for Davidson County, Tennessee, dated July 27, 2001 and recorded on August 2, 2001. Joyce R. O'Neal having since died, and Michael O'Neal executing this instrument as Successor Trustee under the Joyce R. O'Neal Revocable Living Trust.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) any and all applicable governmental and/or zoning regulations; (2) property taxes for 2018, which have been pro-rated between the parties and assumed by the Grantee herein; and (3) All matters shown on the Plan of record, Register's Office for Davidson County, Tennessee.

unimproved ☐
This is improved ☒ property. known as 942 Snow Ave, Madison, TN 37115

(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 21st day of March, 2018.

The Michael J. O'Neal Revocable Living Trust

Michael O'Neal

By: Michael O'Neal, Trustee

The Joyce R. O'Neal Revocable Living Trust

Michael O'Neal

By: Michael O'Neal, Successor Trustee

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned Notary Public of the state and county aforesaid, personally appeared Michael O'Neal, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who, upon oath, acknowledged himself to be Trustee of The Michael J. O'Neal Revocable Living Trust, the within named bargainor, and that he as such Trustee, executed the foregoing instrument for the purposes therein contained, by signing the name of the Truste by himself as Trustee.

Witness my hand this 21st day of March, 2018.

TABATHA EDWARDS STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

Tabatha Edwards
Notary Public

My commission expires: 11-5-19

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned Notary Public of the state and county aforesaid, personally appeared Michael O'Neal, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who, upon oath, acknowledged himself to be Successor Trustee of The Joyce R. O'Neal Revocable Living Trust, the within named bargainor, and that he as such Successor Trustee, executed the foregoing instrument for the purposes therein contained, by signing the name of the Trust by himself as Successor Trustee.

Witness my hand this 21st day of March, 2018.

TABATHA EDWARDS STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

Tabatha Edwards
Notary Public

My commission expires: 11-5-19

Return Recorded Documents to: Magnolia Title & Escrow, Inc., 1104 Fatherland St., Nashville, TN 37206