WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $130,900.00

Nicolette Cole
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE ~~26TH~~ 27th DAY OF MARCH, 2018.

Jennifer Chandler-Cole
Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

JENNIFER CHANDLER-COLE STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires JAN. 6, 2020

File No.: ALW-18-3716

THIS INSTRUMENT WAS PREPARED BY
COMMERCE TITLE & ESCROW, LLC
513 3RD AVE SOUTH
NASHVILLE, TN 37210

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Laura O'Neal	BancorpSouth Bank	130-03-0C-085.00 CO
(NAME)	(NAME)	
3716 Colonial Heritage Drive	P.O. Box 3356	
(ADDRESS)	(ADDRESS)	
Nashville, TN	Tupelo, MS 38803-3356	
(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 considerations, the receipt of which is hereby acknowledged, I/WE, **MICHAEL J. STREET, UNMARRIED**, herein after called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto, **LAURA JEAN O'NEAL, A SINGLE WOMAN**, hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in **DAVIDSON** County, State of **TENNESSEE**, described as follows, to-wit:

A certain condominium apartment in Davidson County, Tennessee, being Unit No. 35 of Lot No. 18 of Heritage Village of Priest Lake Park, Section Two, of record in Book 5200, Page 106, Register's Office for said County, to which plat reference is hereby made for a more complete description.

Being the same property conveyed to Michael J. Street, unmarried by Warranty Deed from Joseph C. Street, married, recorded on the 1st day of April, 2014 in Instrument No. 20140401-0026997, in the Register's Office of Davidson County, Tennessee.

THIS CONVEYANCE IS SUBJECT TO: 1) Current years taxes which have been prorated and assumed by the Grantee(s); 2) All restrictions of record; 3) All easements of record; 4) All visible easements; 5) All matters appearing on the plan and/or plat of record; 6) All applicable government and zoning regulations.

unimproved ☐
This is improved ☒ property, known as 3716 Colonial Heritage Drive, Nashville, TN
(House Number) (Street) (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 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
Batch# 75626 DEEDWARR
04/02/2018 04:10:30 PM 3 pgs
Fees: $18.00 Taxes: $484.33
20180402-0030695

Witness my/our hand(s) this 27th day of March, 2018.

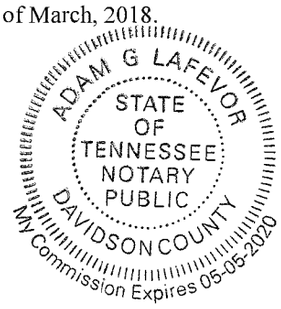
Michael J. Street

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Michael J. Street, 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/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 27th day of March, 2018.

Notary Public
My Commission Expires: 5/5/20



RETURN TO:

COMMERCE TITLE & ESCROW, LLC
513 3RD AVE SOUTH
NASHVILLE, TN 37210
(615)515-7171

Certificate of Authenticity

I, Jennifer Chandler- Cole do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of TENNESSEE
County of DAVIDSON

Personally appeared before me, Maxine J. Rucker, a notary public for this county and state, Jennifer Chandler- Cole who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires:_____

MAXINE J. RUCKER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires JAN. 6, 2020