Box 8

Bill Garrett Davidson County
Batch# 76956 DEEDWARR
04/06/2018 01:38:45 PM 2 pgs
Fees: $13.00 Taxes: $1,572.50
20180406-0032592

PREPARED BY (AND RETURN TO):

Wilkins & Ivey, Attys.

Attorneys at Law
Woodmont Centre, Suite 100
104 Woodmont Blvd.
Nashville, TN 37205
Phone (615) 298-3312 - Fax (615) 292-8746
Email

Christy Wilkins Ivey

Percy Wilkins, Jr. (1933-2017)

W & I Ref: (DM) Title No.: 59472
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:
Beth Zeitlin 678 Timber Lane Nashville, TN 37215	**Farmington Mortgage, A Div of Capstar Bank** **2002 Richard Jones Rd, Suite 300A** **Nashville, TN. 37215**

TAX MAP PARCEL NUMBERS: 117020CO4000CO

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$425,000.00**, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **James A O'Neill, Jr., a married man**, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Beth Zeitlin**, hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

A Condominium Apartment in Davidson County, Tennessee, being Unit No. 40, together with the carport designated No. 40 A of Regency Bank, a horizontal property regime pursuant to the Tennessee Horizontal Property Act, as shown on the Plan of record in Book 3700, pages 111 and 112, Register's Office for said County, to which source reference is hereby made for more complete details of description, 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 Susan P. O'Neill by Warranty Deed from James A. O'Neill, Jr., dated October 12, 2009 and recorded on October 15, 2009 of record in Instrument No. 20091015-0095508, Register's Office for Davidson County, Tennessee. By Quitclaim Deed dated July 28, 2001, recorded August 3, 2001, of record in Instrument No. 20110803-0059713, said Register's Office. Susan P. O'Neill conveyed her interest in subject property to James A. O'Neill, Jr.

Susan P. O'Neill, spouse of James A. O'Neill, Jr., joins in this conveyance solely to convey any and all marital interest she may have in the above-described property.

Description Reference: Described from information contained in recorded condominium documents.

This conveyance is subject to: Taxes for 2018, and subsequent years; The Plan, with Owner's Certificate, of record in Book 3700, pages 111 and 112, said Register's Office, to which plan reference is hereby made for a more complete description. Charter of Regency Park Homeowners Association of record in Book 8129, page 118 amended in Book 8500, page 717, said Register's Office. The provisions of the condominium Master Deed of record in Book 3815, page 778; Book 4364, page 381; Book 4767, page 431; Book 5673, page 429; Book 6047, page 201; Book 7662, page 942; Book 7728, page 343; Book 9746, page 83; Book 11288, page 513; Instrument No. 200310290159210, Instrument No. 20050531-0060994, Instrument No. 20110525-0040197, Instrument No. 20160630-0066809, and Instrument No. 20171030-0110958, said Register's Office, which submits said property to a Horizontal Property Regime pursuant to the provisions of the Tennessee Horizontal Property Act and sets forth restrictions, assessment, liens and other matters.

This is improved property, known as 678 Timber Lane, Nashville, TN 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, Grantee's heirs or assigns, forever.

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out.

GRANTOR FURTHER COVENANTS and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS THE EXECUTION HEREOF this 2nd day of April, 2018.

James A O'Neill, Jr.

Susan P. O'Neill

State of Tennessee

County of Davidson

On this 2nd day of April, 2018, before me the undersigned authority, personally appeared James A O'Neill, Jr. and Susan P. O'Neill, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

My Commission Expires:

CHRISTY W. IVEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 1-8-2019

Notary

State of Tennessee

County of Davidson

AFFIDAVIT

The undersigned declares under oath that the actual consider or value, whichever is greater, for this transfer is: $425,000.00.

Affiant

Sworn and subscribed before me this 5th day of April, 2018.

Notary

My Commission Expires:

DEBBIE MANN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
MY COMMISSION EXPIRES OCTOBER 13, 2018