WARRANTY DEED

Bill Garrett Davidson County
Batch# 103455 DEEDWARR
06/12/2018 11:34:00 AM 2 pgs
Fees: $13.00 Taxes: $740.00

20180612-0056361

REBECCA SHUKIS
TENNESSEE
NOTARY
PUBLIC
My Comm Exp.
12/15/2021
COUNTY OF WILLIAMSON

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER OR VALUE OF THE PROPERTY TRANSFERRED, WHICHEVER IS GREATER IS, **$200,000.00.**

Affiant

Subscribed and sworn to before me this 1st day of June, 2018

Notary Public
My Commission expires: 12/15/21
(Affix Seal)

THIS INSTRUMENT PREPARED BY
Nashville Title Insurance Corporation, 2818 Bransford Avenue, Nashville, Tennessee 37204

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBER:
Nicholas A. Gruel	New Owner	052-01-0-102.00
329 Neelys Bend Place		
Madison, TN 37115		

WITNESSETH: That for and in consideration of TEN dollars, cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, **Robert O'Neil and Jacqueline O'Neil**, hereinafter called the GRANTOR, does hereby bargain, sell, convey and confirm unto **Nicholas A. Gruel**, their heirs and assigns, hereinafter called the GRANTEE, the following described real estate, situated and being located in Davidson County, Tennessee:

Land in Davidson County, Tennessee, being part of Lot No. 18 on the Plan of Crittenden Estates of record in Plat Book 976, Page 69, in the Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description of the property.

LESS AND EXCEPT that portion of Lot 18 was acquired by The Metropolitan Government of Nashville and Davidson County, for a Right-of-Way, by Warranty Deed of record in Instrument Number 20061009-0124836, in the Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Robert O'Neil and Jacqueline O'Neil from Music City Holdings, LLC, by Warranty Deed on January 19, 2018, of record in Instrument Number 20180202-0010778, Register's Office for Davidson County, Tennessee.

The property is subject to any and all existing easements and restrictions as shown of record including the following:

- Taxes and assessments for the year 2018 and subsequent years, plus any penalties and interest which may accrue.
- Subject to all matters as shown on the Plan of record in Plat Book 974, Page 69, Register's Office for Davidson County, Tennessee.
- Covenants, conditions, and restrictions as set forth in instrument recorded in Book 1129, Page 521 and Book 1255, Page 583, Register's Office for Davidson County, Tennessee.
- Easement and Agreement in Warranty Deed to Metropolitan Government of Nashville & Davidson County of record in Instrument Number 20061009-0124836, Register's Office for Davidson County, Tennessee.

This is improved property known as: **329 Neelys Bend Place, Madison, TN 37115**

TO HAVE AND TO HOLD The aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the GRANTEE, his heirs, successors and assigns in fee simple forever. And the GRANTOR does hereby covenant with the GRANTEE that he is lawfully seized in fee of the aforedescribed real estate; that he has a good right to sell and convey the same; that the same is unencumbered, and that the title and quiet possession thereto he will warrant and forever defend against the lawful claims of all persons.

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 our hands this June 1, 2018.

Jacqueline O'Neil

Robert O'Neil

STATE OF TENNESSEE
COUNTY OF Wilson

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **Robert O'Neil and Jacqueline O'Neil** to me known to be the persons described in and who executed the foregoing instrument, and acknowledged that they executed the same for the purposes therein contained.

WITNESS my hand and Official Seal at office this June 1, 2018

My commission expires 8/5/18

Notary Public

ANDREW H. MALONEY
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY