Bill Garrett Davidson County
Batch# 126072 DEEDWARR
08/07/2018 11:17:30 AM 3 pgs
Fees: $18.00 Taxes: $1,121.10
20180807-0077570

#34381

LEE A. COHEN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

STATE OF TENNESSEE
COUNTY OF **DAVIDSON**

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$303,000.00**

Mary Proctor O'Neil
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 2nd DAY OF AUGUST, 2018.

Lee A. Cohen
Notary Public

MY COMMISSION EXPIRES: **NOVEMBER 5, 2018**

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
COHEN & COHEN, ATTORNEYS AT LAW, 4908 CHARLOTTE AVENUE, NASHVILLE, TN 37209

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
LARRY L. WOODS, ET UX	Citizens Bank, N.A.	**142-07-0-003.00**
(NAME) **7139 OLD HARDING PIKE**	(NAME) ONE CITIZENS PLAZA	
(ADDRESS) **NASHVILLE, TN 37221**	(ADDRESS) PROVIDENCE, RI 02903	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

WARRANTY DEED

FOR AND IN 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, MARY LEE PROCTOR O'NEIL, TRUSTEE OF THE WILLIAM S. O'NEIL BYPASS TRUST UTA DATED JUNE 23, 2004,** HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **LARRY L. WOODS AND ELIZABETH C. WOODS, HUSBAND AND WIFE,** HEREINAFTER CALLED THE GRANTEES, 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. 50 on the Plan of Resubdivision of lots 50, 51, and 53 on the Plan of Valley West, of record in Plat Book 5210, Page 96, Register's Office for said County.

Said Lot No. 50 fronts 95.0 feet on the southeasterly margin of Old Harding Pike and extends back 166.86 feet on the northeasterly line and 171.85 feet on the southwesterly line to a dead line in the rear, measuring 85.11 feet thereon.

Being part of the same property conveyed to William S. O'Neil, Trustee of the William S. O'Neil Living Trust, established by the Revocable Trust Agreement of William S. O'Neil, dated June 23, 2004 from William S. O'Neil, by deed dated September 14, 2005, of record in Instrument No. 20051013-0123232, said Register's Office. William S. O'Neil died on December 29, 2005. Upon the death of William S. O'Neil, Mary Lee Proctor O'Neil became the Successor Trustee of said William S. O'Neil Living Trust. Further being part of the same property conveyed to Mary Lee Proctor O'Neil, Trustee of the William S. O'Neil Bypass Trust UTA dated June 23, 2004, from Mary Lee Proctor O'Neil, Successor Trustee of the William S. O'Neil Living Trust, established by the Revocable Trust Agreement of William S. O'Neil, dated June 23, 2004, by Quitclaim Deed dated January 23, 2008, of record in Instrument No. 20080128-0008827, said Register's Office.

This conveyance is subject to matters shown on the Plan of record in Plat Book 5210, Page 96; Easement of record in Book 7542, Page 239; and any and all other easements, restrictions and conditions which may affect said property of record in the Register's Office for Davidson County, Tennessee.

Unimproved ( )
This is improved(X) property, known as **7139 OLD HARDING PIKE, NASHVILLE, TN 37221**
(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 2ND day of August, 2018.

Mary Lee Proctor O'Neil Trustee
of the William S. O'Neil By pass trust

MARY LEE PROCTOR O'NEIL, TRUSTEE OF THE WILLIAM S. O'NEIL BYPASS TRUST UTA DATED JUNE 23, 2004

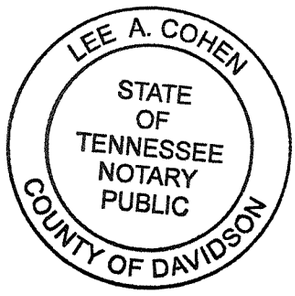
STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **MARY LEE PROCTOR O'NEIL, TRUSTEE OF THE WILLIAM S. O'NEIL BYPASS TRUST UTA DATED JUNE 23, 2004,** the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee this 2ND day of August, 2018.

My commission expires: **November 5, 2018.**

Lee A. Cohen
Notary Public



True Copy Certification

I, KELLY E. COX, 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.

KELLY E. COX

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, STACY L. THOMAS, a notary public for this county and state, KELLY E. COX, 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: _____
Notary Seal:

