This instrument prepared by:
THOMAS N. JONES
Attorney at Law
Thomas N. Jones & Associates
339 Main Street, Suite 100
Franklin, TN 37064
Attn: Leigh Anne Sailors
File #23757

Bill Garrett Davidson County
Batch# 130524 DEEDWARR
08/17/2018 11:00:30 AM 4 pgs
Fees: $23.00 Taxes: $1,054.50
20180817-0081759

NEW OWNER:	SEND TAX BILL TO:	MAP & PARCEL:
Michael W. O'Neill John R. Lindahl, Jr. c/o 1120 Dickerson Pike Suite B Nashville, TN 37207	Same	071 16 0 176.00

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, **Mitzi A. Crafton, unmarried**, hereinafter called the Grantor, has bargained and sold and by these presents do transfer and convey unto **Michael W. O'Neill and John R. Lindahl, Jr.** hereinafter called the Grantees, their heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee being parts of Lots 25 and 26 on the Plan of Richardson Addition to East Nashville as of record in Book 161, Page 5 and Part of Lot 37 on the Map of Oakwood Park of record in Book 421, Page 12, both in the Register's Office of Davidson County, Tennessee and the southerly one-half of Mile End Avenue adjoining the part of Lot No. 25 above mentioned, as closed by Bill No. 67-176, OFfice of the Clerk of the Metropolitan Government of Nashville and Davidson County, Tennessee and described together according to a survey made July 14, 1967 by Barge, Waggoner & Sumner Engineers as follows:

Beginning on an iron pin in the middle of Mile End Avenue as closed and in the westerly margin of North Fifth Street, said iron pin being 20 feet northerly of the northeasterly corner of Lot No. 25 above referenced to; running thence with the northwesterly margin of Mile End Avenue as relocated and established in a southwesterly direction with a curve with a radius of 17.50 feet a distance of 14.49 feet to an iron pin with a curve with a radius of 398.24 feet, a distance of 102.77 feet to an iron pin; south 55 degrees 33' west 52.52 feet to an iron pin and with a curve with a radius of 269.61 feet a distance of 25.45 feet to an iron pin in the easterly margin of an alley; thence with the easterly margin of said alley north 9 degrees 25' east 127.15 feet to an iron pin in the center of

Mile End Avenue as closed; thence with said centerline south 82 degrees 43' east 164.47 feet to the point of beginning.

Being the same property conveyed to April Nava and Eric Crafton as tenants in common by Quitclaim Deed dated October 10, 2014 from Mitzi A. Crafton and being of record in Instrument Number 20141106-0102537, Register's Office of Davidson County, Tennessee.

Further, being the same property conveyed to Mitzi A. Crafton by Quitclaim Deed dated August 9, 2018 from Eric Crafton and April Nava and being of record in Instrument Number _____201808170081758_____, Register's Office of Davidson County, Tennessee.

SUBJECT TO THE FOLLOWING:

1. 2018 property taxes are a lien but are not yet due and payable and will be the responsibility of the Grantees for payment of said taxes.
2. Any and all building and zoning regulations of City, County and State.
3. Any and all easements which may affect the within described property.
4. Any and all notes and matters on the Plan of record in Plat Book 161, Page 5 and Plat Book 421, Page 12, said Register's Office.
5. Utility easement of record in Instrument Number 20160831-0091263, said Register's Office.

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, their heirs and assigns, forever;

AND I do covenant with the said Grantees that I am lawfully seized and possessed of said land in fee simple and have a good right to convey it and the same is unencumbered, unless otherwise herein set out;

AND I further covenant and bind myself, my 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.

This is improved property is known as: 407 Douglas Avenue, Nashville, TN 37207

Executed on this 9th day of August, 2018 but to have an effective date of August 14, 2018.

Mitzi A. Crafton

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, Notary Public of said County and State, Mitzi A. Crafton, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that executed the within instrument for the purposes therein contained.

Witness my hand this 9th day of August, 2018.

Notary Public

My Commission Expires: 8-7-22

LEIGH ANNE SAILORS STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $285,000.00.

Affiant

Sworn to and subscribed to me, the undersigned, this 14th day of August, 2018.

Notary Public

My Commission Expires: 8-7-22

LEIGH ANNE SAILORS STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

I, Thomas N. Jones, 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.

THOMAS N. JONES

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, Leigh Anne Sailors, a notary public for this county and state, Thomas N. Jones, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

NOTARY PUBLIC

My Commission Expires: 08/07/2022

