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 #24190.2018

Karen Y Johnson Davidson County
Batch# 150116 **DEEDWARR**
10/09/2018 11:24:54 AM 3 pgs
Fees: $18.00 Taxes: $1,331.63



20181009-0100006

NEW OWNER:	**SEND TAX BILL TO:**	**MAP & PARCEL:**
Alden E. Earl Eric M. Dienethal 1306-A Pennock Avenue Nashville, TN 37207	New Owner	071-15-0-549.00

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, **I, Michael W. O'Neill**, hereinafter called the Grantor, have bargained and sold and by these presents do transfer and convey unto **Alden E. Earl, unmarried, and Eric M. Dienethal, unmarried, as joint tenants with the rights of survivorship,** hereinafter called the Grantees, their heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to-wit:

All that certain parcel of land situated in the County of Davidson, State of Tennessee and being known and designated as Lot No. 277 on the Plat of the Highlands Land Company's Subdivision of record in Book 421, Page 14, Register's Office of Davidson County, Tennessee to which reference is hereby made for a more accurate legal description of said lot.

Being the same property conveyed to Michael W. O'Neill by Deed datd November 15, 2016 from Kevin O'Neill and being of record in Instrument Number 20161123-0123730, Register's Office of Davidson County, Tennessee.
** The subject property is not the principal place of residence of the Grantor, the Grantor's spouse, or any minor children of the Grantor.

SUBJECT TO THE FOLLOWING:

1. 2018 property taxes are a lien and are now due and payable and are being paid

simultaneously with the recording of this instrument.
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 Plat of record in Book 421, Page 14, said Register's Office.
5. Declaration of Cross Easements of record in Instrument Number 20171025-0109424, 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 Grantees, 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 property is known as: 1306-A Pennock Avenue, Nashville, Tennessee 37207

Executed on this 4th day of October, 2018 but having an effective date of October 5, 2018.

Michael W. O'Neill

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

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

Witness my hand on this 4th day of October, 2018.

Notary Public

My Commission Expires: 8-7-22

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $359,900.00.

Affiant

Sworn to and subscribed to me, the undersigned, on this 5th day of October, 2018.

Notary Public

My Commission Expires: 11-5-19

TABATHA EDWARDS
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

Return to:
MAGNOLIA
TITLE & ESCROW
1104 Fatherland Street
NASHVILLE, TN 37206