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

Karen Johnson Davidson County
Batch# 202204 DEEDWARR
03/06/2019 10:10:30 AM 4 pgs
Fees: $23.00 Taxes: $1,241.35
20190306-0020353

NEW OWNER:	SEND TAX BILL TO:	MAP & PARCEL:
Aaron Eastland Stamm Ellen Stamm 1407-A Stainback Ave Nashville, TN 37207	iServe Residential Lending 372 W. Northfield Blvd. Murfreesboro, TN 37219	Part of 071 11 0 267.00

WARRANTY DEED

For and in consideration of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee and other good and valuable considerations, the receipt of which is hereby acknowledged, **I, Michael W. O'Neill, married**, hereinafter called the Grantor, have bargained and sold and by these presents do transfer and convey unto **Aaron Eastland Stamm and Ellen Stamm, husband and wife,** 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 Lot No. 68 on the Plan of Highland Land Company's Subdivision of record in Book 421, Page 14, Register's Office of Davidson County, Tennessee to which plan reference is hereby made for a more complete legal description.

Being the same property conveyed to Michael W. O'Neill by Deed dated July 15, 2016 from Gladys A. Ketsri (formerly known as Gladys Antwi Adjei Ketsri) and being of record in Instrument Number 20160719-0074153, Register's Office of Davidson County, Tennessee.

The above described property is not and has never been the principal residence of the Grantor or any spouse he may have had or any of his dependents

SUBJECT TO THE FOLLOWING:

1. 2019 property taxes are a lien but are not yet due and payable and will be the responsibility of the Grantee 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. Subject to any and all notes and matters on the Plan of record in Plat Book 421, Page

14, 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 is improved property is known as: 1407-A Stainback Avenue, Nashville, Tennessee 37207.

Executed on this 4th day of March, 2019.

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 this 4th day of March, 2019.

LEIGH ANNE SAILORS
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

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 $335,500.00.

Affiant

Sworn to and subscribed to me, the undersigned, this 4th day of March, 2019.

Notary Public

My Commission Expires: 9-24-22

JAKE MOORE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

True Copy Certification

I, Christopher M Corriveau, do herby 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 a true and correct copy of the original document executed and authenticated According to law.

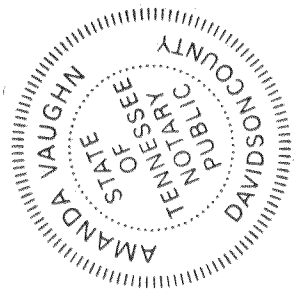
Signature

State of Tennessee

Count of Davidson

Personally, appeared before me, Amanda Vaughn, a notary public for this county and state, Christopher M Corriveau, 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: 5/5/2020

Notary's Seal (if on Paper)