(2)

THIS INSTRUMENT WAS PREPARED BY	STATE OF TENNESSEE COUNTY OF Davidson
Bankers Title & Escrow, Corp. 2 Cadillac Drive Brentwood, Tn. 37027	THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $ 217,500.00. Affiant SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 9th DAY OF January 2020 Notary Public MY COMMISSION EXPIRES: _____ (AFFIX SEAL)

RETURN TO:
PREMIER ESCROW, LLC
4301 HILLSBORO PIKE, STE 300
NASHVILLE, TN 37215

KATHY SNIDER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN My Commission Expires May, 2 2022

BOX 10-A

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Paige Petkevicius	SAME	MAP
5771 Mission Center Road		PARCEL 117-03-0A-059.00-CO
Unit 310 San Diego, CA 92108		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, WE, **Ellen S. O'Neal, as Trustee of the Ellen S. O'Neal Living Trust dated July 02, 2014**

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Paige Petkevicius, An Unmarried Woman**

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:

A certain condominium located in Davidson County, Tennessee, being Unit No. 59 of Versailles Apartments, of record in Plat Book 5050, Page 80, corrected in Book 5171, Page 153, a Condominium Development established pursuant to the provision of the Tennessee Horizontal Property Act as the same is set out in Section 66-27-101, et seq. of the Tennessee Code Annotated, under the Master Deed and By-Laws establishing Versailles Apartments of record in Book 5168, Page 944, amended in Book 7770, Page 955, Book 5589, Page 367, Book 5659, Page 641, Book 5667, Page 375 and Book 8434, Page 719, in the Registers Office for Davidson County, Tennessee, and subject to the provisions and requirements thereof, and the By-Laws for the administration thereof, and all easements. rights, and interest in favor of other unit owners, and all sewer, water, electrical, telephone, and other utility easements now or hereafter established over, through, or upon the land embracing the regime and buildings thereof.

Being the same property conveyed to Ellen O'Neal, an unmarried woman by Warranty deed from Margaret Kathryn Mosley Bracey, a married woman of record in Instrument No. 20140611-0050616 Register's Office for Davidson County, Tennessee, dated June 04, 2014 and recorded on June 11, 2014.
(Value of consideration shown in aforementioned deed $161,000.00.)

Being the same property conveyed to Ellen S. O'Neal, as Trustee of The Ellen S. O'Neal Living Trust dated July 02, 2014 by Quitclaim deed from Ellen O'Neal, unmarried of record in Instrument No. 20140731-0068462 Register's Office for Davidson County, Tennessee, dated July 02, 2014 and recorded on July 31, 2014.

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been prorated and assumed by Grantee; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

This is () UNIMPROVED
(X) IMPROVED property known as 3000 Hillsboro Pike Apt 59, Nashville, TN 37215.

Karen Johnson Davidson County
Batch# 342063 **DEEDWARR**
01/13/2020 09:13:06 AM 2 pgs
Fees: $13.00 Taxes: $804.75
20200113-0004075

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 the 9th day of January, 2020.

Ellen S. O'Neal Living Trust dated July 02, 2014

Ellen S. O'Neal, Trustee

Ellen S. O'Neal, Individually

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, personally appeared **Ellen S. O'Neal** with whom I am personally acquainted and who upon his oath acknowledged themselves to be the **Trustee** of the **Ellen S. O'Neal Living Trust dated July 02, 2014** the within named bargainors, and Trust, and that they as such Trustees being authorized to do so, execute the foregoing instrument for the purposes therein contained by signing the name of the Trust, by the said **Ellen S. O'Neal** as such **Trustee**.

Witness my hand and seal this the 9th day of January, 2020.

My Commission expires 11/3/2020

SAMUEL F. ANDERSON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Notary Public

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 **Ellen S. O'Neal** the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the within named bargainor, and who acknowledged that she executed the within instrument of the purposes therein contained.

Witness my hand and official seal this the 9th day of January, 2020.

My Commission expires 11/3/2020

SAMUEL F. ANDERSON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Notary Public