WARRANTY DEED

Karen Johnson Davidson County
Batch# 406812 DEEDWARR
05/27/2020 03:28:52 PM 2 pgs
Fees: $13.00 Taxes: $1,757.13

20200527-0054679

BRIANA GAGE STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 01-09-2024

G-VRES-20-1624

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $474,900.00.

Stacey Palmer
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 22nd DAY OF MAY, 2020.

Briana Gage
Notary Public

MY COMMISSION EXPIRES: 1/9/24
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Barry O'Neill and Eliza Ross O'Neill	**InterLinc Mortgage Services, LLC**	
(NAME) **1624 Hampton Street**	(NAME) **10613 W. Sam Houston Pkwy. N., Suite 200**	**071-02-0-022.00**
(ADDRESS) **Nashville, TN 37207**	(ADDRESS) **Houston, TX 77064**	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **TARA BHIKA, MARRIED,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **BARRY O'NEILL AND ELIZA ROSS O'NEILL, HUSBAND AND WIFE,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that 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. 1 on the Plan of Map of E.C. Scruggs Avondale Plan, 1st Addition of record in Plat Book 161, Page 13, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being a portion of the same property conveyed to D3M LLC, a Tennessee Limited Liability Company by Warranty deed from Ronald Harris, Jr. and Donald Harris and Nyla Jefferson and Myka Godwin and Shareese Harris of record in Instrument No. 20170215-0015553 Register's Office for Davidson County, Tennessee, dated February 13, 2017 and recorded on February 15, 2017.

Being a portion of the same property conveyed to Tara Bhika by Quitclaim deed from D3M LLC, a Tennessee Limited Liability Company of record in Instrument No. 20171219-0129074 Register's Office for Davidson County, Tennessee, dated December 15, 2017 and recorded on December 19, 2017.

The above referenced property was investement property and has never been the principal marital residence for the Grantor.

This conveyance is subject to:
- Taxes for the year 2020 and subsequent years, a lien not yet due and payable.
- Subject to all matters shown on the Plan of record in Plat Book 161, Page 13, Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **1624 Hampton Street, Nashville, Tennessee 37207**.

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(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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/our hand(s) this the 22nd DAY OF MAY, 2020.

Tara Bhika by John Gleaves,
Attorney in Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, John Gleaves, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of TARA BHIKA, and who acknowledged he/she/they executed the same as the free act and deed of the said TARA BHIKA.

Witness my hand and official seal, this the 22nd of May, 2020.

Notary Public
My Commission Expires: 1-3-23
(SEAL)

SYDNEY GLEAVES
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212