WARRANTY DEED

Karen Johnson Davidson County
Batch# 415042 DEEDWARR
06/15/2020 03:12:30 PM 4 pgs
Fees: $23.00 Taxes: $1,581.75
20200615-0061338

Returned:
MAGNOLIA
TITLE & ESCROW

1104 Fatherland Street
NASHVILLE, TN 37206

State of Tennessee
County of Davidson

The actual consideration or value, whichever is greater, for this transfer is $427,500.00.

Affiant

Subscribed and sworn to me on June 4, 2020.

Notary Public

My Commission Expires: _____

RYAN LUX
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 01-08-2024

THIS INSTRUMENT WAS PREPARED BY:
Thomas N. Jones
Attorney at Law
339 Main Street, Suite 100
Franklin, Tennessee 37064
(615) 794-0807
Contact: Leigh Anne Sailors
File #24476.2020

NAME AND ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP – PARCEL #
Matthew Behr Geanne Behr 411 Douglas Avenue Nashville, TN 37207	New owner	071 16 O F 003.00 CO

FOR AND IN CONSIDERATION of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, we, **Michael W. O'Neill and John R. Lindahl, Jr., (hereinafter called "Grantors"),** have bargained and sold, and by these presents do transfer and convey unto **Matthew Behr, an unmarried man, and Geanne Behr, a married woman, as tenants in common with the**

rights of survivorship, (hereinafter called "Grantees"), their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

> Land in Davidson County, Tennessee and being Unit No. 3 on Exhibit B as shown within the Declaration of Covenants, Conditions and Restrictions for Homes at 407 Douglas Avenue, a horizontal property regime with private elements of record in Instrument Number 20190131-00094202, Register's Office of Davidson County, Tennessee to which reference is hereby made.
>
> Being a portion of the same property conveyed to Michael W. O'Neill and John R. Lindahl, Jr. by Deed dated August 9, 2018 from Mitzi A. Crafton, unmarried and being of record in Instrument Number 20180817-0081759, Register's Office of Davidson County, Tennessee.
>
> **The above described property is not the principal residence of the Grantors**
>
> The conveyance of the above-described parcel of land is subject to the following:
>
> 1. 2020 property taxes are a lien but are not yet due and payable and will be the responsibility of the Grantees for payment when they become due.
> 2. 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.
> 3. Utility easement of record in Instrument Number 20160831-0091263, said Register's Office.
> 4. Restrictive covenants of record in Master Deed of record in Instrument Number 201912060126008, said Register's Office.
>
> This property is known as improved property located at 411 Douglas Avenue, 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 Grantees, their heirs and assigns, forever, and Grantors do covenant with the said Grantees that they 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 Grantors do further covenant and bind themselves, their heirs and assigns, 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.

Executed on this 2nd day of June, 2020 but having an effective date of June 4, 2020.

Michael W. O'Neill

John R. Lindahl, Jr.

State of Tennessee
County of Davidson

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 and official seal on June 2, 2020.

NOTARY PUBLIC

My Commission Expires: 6-10-22

THOMAS N JONES
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

State of Tennessee
County of Davidson

Personally appeared before me, the undersigned, Notary Public of said County and State, John R. Lindahl, Jr., 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 and official seal on June 2, 2020.

NOTARY PUBLIC

My Commission Expires: 6-10-22

THOMAS N JONES
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

Certificate of Authenticity

I, Leslie Garside, 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.

Leslie Garside

Signature

State of Tennessee

County of Davidson

Personally appeared before me, D. Hardwick, a notary public for this county and state, Leslie Garside who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

D. Hardwick

Notary's Signature

My Commission Expires: 5/23/2023

Notary's Seal (If on paper)

