This instrument prepared by:
Tennessee Nations Title Agency, Inc.
404 BNA Drive, Suite 310
Nashville, Tennessee 37217
615-360-2703
tn-closing@nationstitle.com

Karen Johnson Davidson County
Batch# 436880 DEEDWARR
07/14/2020 09:26:30 AM 3 pgs
Fees: $18.00 Taxes: $813.63
20200714-0076706

State of Tennessee)
County of Davidson

The actual consideration or value, whichever is greater for this transfer is:$219,900

Affiant Signature

Subscribed and sworn to before me on this the 10 Day of July, 2020.

Notary Public

My Commission expires 3/13/21

SILVIA BERMUDEZ
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

NAME AND ADDRESS OF PROPERTY OWNER:
Michael W. O'Neill
1019 Millwood Lane
Ashland City, TN 37015

SEND TAX BILLS TO:
New Owner

MAP AND PARCEL NUMBER: 06114012500

WARRANTY DEED

20NT01696

Effective the 10th Day of July, 2020, and for and in Consideration of the sum of $1.00 cash in hand paid by the hereinafter named grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, I, **Jeffrey Thomas Drury, as residual Devisee under the last will and testament of Faye Evelyn Drury,** hereinafter called the GRANTOR, have bargained and sold, and by these presents do transfer and convey unto **Michael W. O'Neill** hereinafter called the GRANTEE, his heirs and assigns, a certain tract or parcel of land in **DAVIDSON COUNTY,** Tennessee, described as follows, to wit:

A certain tract or parcel of land in Davidson County, State of Tennessee, described as follows: to-wit:

Being the South 65 feet of the west 175 feet of Lot No. 66 on the Map of Maplewood Home Tract (incorrectly refer to as Maplewood Heights on previous deed), as of record in Book 421, Page 174, Register's Office for said County, and being known as Lot No. 3 on the unrecorded Map of the Rooney E. Warren Lots and shown on a survey made September 24, 1949, by Ralph W. E. Lambert, Surveyor, as follows:

Said part of Lot No. 66, which is Lot No. 3, fronts 65 feet on the east side of Burrus Street and runs back between parallel lines, 175 feet to a dead line.

Being the same property conveyed to Jeffrey Thomas Drury as residual Devisee under the Last Will and Testament of Faye Evelyn Drury, being filed with the Circuit Court Clerk in the Seventh Circuit Court Division of Davidson County Tennessee, Case#16P1091 and being of record in Instrument Number 20190620-0059747, Register's Office of Davidson County, Tennessee.

And further being the same property conveyed to Dwayne Kenneth Drury, Sr. and wife Fay Evelyn Drury, by Warranty Deed from Ada H. Webb, a widow, dated 05/14/1981 and recorded 05/15/1981 in Book 5745, page 900, Register's Office for Davidson County, Tennessee. Property awarded and vested in Faye E. Drury pursuant to Final Decree of Divorce in Case No. 90D-3127 recorded 01/07/2000 as Instrument No. 20000107-0002389, Register's Office of Davidson County Tennessee.

This is an improved property commonly known as 3824 Burrus St, Nashville, TN 37216

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, this heirs and assigns, forever. Grantor does covenant with said GRANTEE that he is lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered as follows:

1. 2020 property taxes are a lien but are not yet due and payable and will be the responsibility of the Grantee when they become due;

2. Any and all notes and matters on the Plan of record in Plat Book 421, Page 174, said Register's Office.

I do further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to the said land to the GRANTEE, his heirs and assigns, against all 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 our hands this the 10 day of July, 2020.

Jeffrey Thomas Drury

Jeffrey Thomas Drury

State of Tennessee}
County of Davidson}

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, **Jeffrey Thomas Drury** the within named bargainer, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand on this 10th day of July, 2020.

Notary Public

My commission expires: 7/15/21

SILVIA BERMUDEZ
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

I, Thomas N. Jones, 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.

THOMAS N. JONES

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, Leigh Anne Sailors, a notary public for this county and state, Thomas N. Jones, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

NOTARY PUBLIC

My Commission Expires: 08/07/2022

