WARRANTY DEED

ADAM H JEFFERSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-03-2021

W-BR-20-2727

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $260,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31st DAY OF JULY, 2020.

Notary Public

MY COMMISSION EXPIRES: 5-3-21 (AFFIX S

Karen Johnson Davidson County
Batch# 449623 **DEEDWARR**
08/04/2020 02:27:55 PM 2 pgs
Fees: $13.00 Taxes: $962.00

20200804-0086292

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)
Timothy Charles Morris and Caroline Mitchell Morris	**Union Home Mortgage Corp.**	
(NAME) **2727 Dracut Lane**	(NAME) **8241 Dow Circle W**	**173-09-0A-693.00-CO**
(ADDRESS) **Nashville, TN 37211**	(ADDRESS) **Strongville, OH 44136**	
(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, **JOHN E. O'NEAL AND WIFE, KIMBERLY R. O'NEAL,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **TIMOTHY CHARLES MORRIS AND CAROLINE MITCHELL MORRIS,** 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. 738 on the Plan of Section One of Phase Eight, Lenox Village of record in Plat at Instrument No. 20060824-0104608, 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 the same property conveyed to John E. O'Neal and wife, Kimberly R. O'Neal by Warranty deed from Noelle Rose Tabor (formerly Kelly N. Rose) joined by her spouse, John Tabor of record in Instrument No. 20151001-0099765 Register's Office for Davidson County, Tennessee, dated September 30, 2015 and recorded on October 01, 2015. (Value of consideration shown in aforementioned deed $175,000.00.) Being also known as 2727 Dracut Lane Nashville, Tennessee 37211.

This conveyance is subject to:
• Taxes for the year 2020 and subsequent years.
• All matters shown on the Plan of record in Plat at Instrument No. 20060824-0104608, Register's Office for Davidson County, Tennessee.
• Covenants, Conditions and Restrictions of record in Instrument Number 20020315-0032826, Instrument No. 20021226-0158458, Instrument No. 20031212-0178492, Instrument No. 20040526-0062220, Instrument No. 20050113-0005133, Instrument No. 20040526-0062221, Instrument No. 20050119-0006853, Instrument No. 20050324-0032209, Instrument No. 20050815-0096405, Instrument No. 20060120-0007914, Instrument No. 20060221-0020352, Instrument No. 20060309-0027423, Instrument No. 20060321-0032383, Instrument No. 20060622-0074677, Instrument No. 20070103-0001284, Instrument No. 20070830-0104306 and Instrument No. 20080326-0030439, Register's Office for Davidson County, Tennessee.
• Charter of Lenox Village Neighborhood Association, Inc. of record at Instrument No. 2002041-20045831, in the aforesaid Register's Office.
• Storm Water Detention Agreement of record at Instrument No. 20020628-0078164 and Instrument No. 20051213-0149579, in the aforesaid Register's Office.
• Easements of record as Instrument No. 20010918-0100849, Instrument No. 20010918-0100850, Instrument No. 20010918-0100851, and Instrument No. 20010918-0100852, in the Register's Office for Davidson County, Tennessee.
• Master Deed Restrictions of record for Lenox Village at Instrument No. 20020315-0032825, in the aforesaid Register's Office.
• Supplemental Master Deed Restrictions of record at Instrument No. 20021226-0158459, Instrument No. 20060120-0007913, Instrument No. 20060321-0032382, and Instrument No. 20080326-0030449, in the aforesaid Register's Office.
• Supplemental Master Deed Restrictions of record at Instrument No. 20021226-015459, Instrument No. 20060120-0007913, Instrument No. 20060321-0032382 and Instrument No. 20080326-0030449, in the aforesaid Register's Office.
• Grant of Easement of record in Instrument Number 20130916-0097049, in the 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: **2727 Dracut Lane, Nashville, Tennessee 37211**.

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 31st DAY OF JULY, 2020.

John E. O'Neal

Kimberly R. O'Neal

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, JOHN E. O'NEAL, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 31st of July, 2020.

Notary Public
My Commission Expires: 03/07/2023
(SEAL)

DAVIDSON COUNTY
WILLIAM E. GRONES
STATE OF TENNESSEE NOTARY PUBLIC

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, KIMBERLY R. O'NEAL, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 31st of July, 2020.

Notary Public
My Commission Expires: 03/07/2023
(SEAL)

DAVIDSON COUNTY
WILLIAM E. GRONES
STATE OF TENNESSEE NOTARY PUBLIC

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