(1)

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $384,900.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29TH DAY OF JANUARY, 2021.

Notary Public

MY COMMISSION EXPIRES: 1-6-25
(AFFIX SEAL)

GEORGETTE R. KENNEDY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Karen Johnson Davidson County
Batch# 564920 **DEEDWARR**
02/01/2021 10:35:19 AM 2 pgs
Fees: $13.00 Taxes: $1,424.13

20210201-0014014

THIS INSTRUMENT WAS PREPARED BY
Southland Law Group, PLLC
7101 Executive Center Dr., Suite 151
Brentwood, TN 37027

ADDRESS NEW OWNER AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
Ashley Piper and Jacob Pratt 120 39th Avenue North Nashville, TN 37209	First Bank 722 Columbia Avenue Franklin, TN 37064	104-01-0-289.00

For and in consideration of the sum of Ten AND NO/100 Dollars ($10.00), cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we, **David Robert O'Neil, unmarried** hereinafter called the Grantor(s), have bargained and sold, and by these presents do hereby transfer and convey unto **Ashley Piper and Jacob Pratt, wife and husband**, hereinafter called Grantee(s), their heirs and assigns, that certain tract or parcel of land in Davidson County, TENNESSEE, described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 76 on the Plan of West Grove Subdivision, of record in Book 421, Page 109, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Angela M. Pickney, unmarried by Warranty Deed from Carlton L. Davis and wife, Kerri Davis, dated 08/31/1995 and recorded 09/05/1995, of record in Book 9784, Page 661, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to David R. O'Neil and wife, Angela P. O'Neil by Quitclaim Deed from Angela P. O'Neil (formerly Angela M. Pickney), dated 10/26/1995 and recorded 10/31/1995, of record in Book 9843, Page 838, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to David R. O'Neil by Quitclaim Deed from Angela P. O'Neil, dated 01/06/2015 and recorded 01/30/2015, of record in Instrument 201501300009079, Register's Office for Davidson County, Tennessee.

This conveyance is subject to the taxes for the current year and subsequent years; any and all easements and/or restrictions of record; and all matters shown on the plan of record; all in the said Register's Office.

This is unimproved ☐ improved ☒ property know as: 120 39th Avenue North, Nashville, TN 37209

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/our hand(s) this the 29th day of January, 2021.

David Robert O'Neil

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Before me, the undersigned authority, a Notary Public within and for the State and County, appeared David Robert O'Neil and with whom I am personally aquainted (or proved to me on the basis of satisfactory evidence) and who upon their oath(s) acknowledged themselves to be within named bargainor(s), and that they executed the foregoing instrument of their own free will for the purposes therein set forth.

Witness my hand and official seal, this the 29th of January, 2021.

Notary Public

My Commission Expires: 11/6/2023

(SEAL)

