THIS INSTRUMENT PREPARED BY:
Chapman & Rosenthal Title, Inc.
10 Burton Hills Blvd, Ste 130
Nashville, TN 37215

CRT File No. 210132768

Karen Johnson Davidson County
Batch# 578915 **DEEDWARR**
02/25/2021 01:12:23 PM 2 pgs
Fees: $13.00 Taxes: $1,110.00

20210225-0024071

DANA DELWORTH NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires 07-09-2024

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is: $300,000.00.

Affiant

Subscribed and sworn to before me, this 17th day of February, 2021.

Notary Public
My Commission Expires: 7/9/24

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Timothy Sean Oneil Jr and Jenny M Oneil 2811 Emery Drive Nashville TN 37214	New Owner	Tax Parcel ID No. 096 09 0 165.00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Bobby J Spence and Laura G Spence, husband and wife** ("Grantor"), have this day bargained and sold, and do hereby transfer and convey to **Timothy Sean Oneil, Jr and Jenny M. Oneil, husband and wife**, ("Grantees"), their heirs and assigns, all that tract or parcel of land in DAVIDSON County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being all of Lot No. 9, Twin Lawn, as shown by plat and survey of record in Plat Book 2331, Page 9, Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate description of said Lot.

Being the same property conveyed to Bobby J. Spence and wife, Laura G. Spence, by Warranty Deed from Iris A. Horton and husband, Horton W. Horton, of record in Instrument No. 20060428-0049150, in the Register's Office of Davidson County, Tennessee, Dated April 27, 2006 and recorded on April 28, 2006.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

County of DAVIDSON taxes for the year 2021 and thereafter, not yet due and payable.

Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann _ 67-5-603, et seq. Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of Twin Lawn, as recorded in Plat Book 2331, Page(s) 9.

Declaration of Covenants, Conditions and Restrictions recorded in Book 2338, Page 511.

This is improved property located at 2811 Emery Drive Nashville TN 37214.

Return to:
Realty Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
WC-SB-HFR-21-2811

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this ~~16th~~ 17th NLP day of February, 2021.

Bobby J Spence

Laura G Spence

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Bobby J Spence and Laura G Spence, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 17th day of February, 2021.

Notary Public
My Commission Expires: _____

NATHAN L POWERS
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires December 8, 2024