LEE A. COHEN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

STATE OF TENNESSEE
COUNTY OF **DAVIDSON**

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$600,000.00**

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 24TH DAY OF SEPTEMBER, 2021.

Notary Public

MY COMMISSION EXPIRES: **MAY 2, 2022**

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
COHEN & COHEN, ATTORNEYS AT LAW, 4908 CHARLOTTE AVENUE, NASHVILLE, TN 37209

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
ROBERT ERIC JONES, ET UX	**SAME**	**104-11-0-212.00**
(NAME) **5111 FOUNTAINHEAD DRIVE**	(NAME)	
(ADDRESS) **BRENTWOOD, TN 37027**	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

Karen Johnson Davidson County
Batch# 725282 **DEEDWARR**
09/28/2021 12:28:47 PM 2 pgs
Fees: $13.00 Taxes: $2,220.00

20210928-0130197

WARRANTY DEED

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, **I, MARY LEE PROCTOR O'NEIL, TRUSTEE OF THE WILLIAM S. O'NEIL BYPASS TRUST UTA DATED JUNE 23, 2004, AS TO A ONE-HALF (½) UNDIVIDED INTEREST, AND MARY LEE PROCTOR O'NEIL, TRUSTEE OF THE MARY LEE PROCTOR O'NEIL LIVING TRUST ESTABLISHED BY THE REVOCABLE TRUST AGREEMENT OF MARY LEE PROCTOR O'NEIL, DATED JUNE 23, 2004, AS TO A ONE-HALF (½) UNDIVIDED INTEREST,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **ROBERT ERIC JONES AND SHEILA PATRICIA MCMORROW, HUSBAND AND WIFE,** HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND/OR ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **DAVIDSON** COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee being the north 58.2 feet of Lot No. 2 of Block 7, on the Plan of Fairfax Place, of record in Book 547, Pages 137 and 138, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Said part of said Lot No. 2 fronts 58.2 feet on the westerly side of 28th Avenue South or Natchez Trace; and run back between parallel lines, 175 feet to the rear line of Lot No. 28.

Being the same property conveyed to Mary Hicks Proctor from Roy Frank Bass and wife, Myra Jean Bass, by warranty deed dated January 2, 1975 of record in Book 4880, page 45 and re-recorded in Book 4881, Page 486, Register's Office for Davidson County, Tennessee. Further, being the same property conveyed to The Mary Hicks Proctor Trust, Mary Hicks Proctor, Trustee, from Mary Hicks Proctor by quitclaim deed dated October 30, 1992 of record in Book 8773, page 477, said Register's Office.

Further, being the same property conveyed to Mary Lee Proctor O'Neil, a married person and Catherine Proctor Grose, a married person, each having a one-half (1/2) undivided interest as tenants-in-common and not as joint tenants with rights of survivorship, from Mary Lee Proctor O'Neil, the Successor Trustee under the Mary Hicks Proctor Trust, by Quitclaim Deed dated October 4, 2002 of record in Instrument No. 20021004-0121295, said Register's Office. Further, being part of the same property conveyed to Mary Lee Proctor O'Neil, Trustee of The Mary Lee Proctor O'Neil Living Trust, established by the Revocable Trust Agreement of Mary Lee Proctor O'Neil dated June 23, 2004, from Mary Lee Proctor O'Neil, as to her one-half (1/2) undivided interest, by deed dated September 14, 2005, of record in Instrument No. 20051013-0123233, said Register's Office.

Also, being part of the same property conveyed to William S. O'Neil from Catherine Proctor Grose, married, as to her one-half (1/2) undivided interest, by deed dated November 29, 2005, of record in Instrument No. 20051205-0146138, said Register's Office. Further being part of the same property conveyed to William S. O'Neil, Trustee of the William S. O'Neil Living Trust, established by the Revocable Trust Agreement of William S. O'Neil, dated June 23, 2004 from William S. O'Neil by deed dated December 16, 2005, of record in Instrument No. 20051221-0152783, said Register's Office.

William S. O'Neil died on December 29, 2005. Upon the death of William S. O'Neil, Mary Lee Proctor O'Neil became the Successor Trustee of said William S. O'Neil Living Trust.

Further, being part of the same property conveyed to Mary Lee Proctor O'Neil, Trustee of the William S. O'Neil Bypass Trust UTA dated June 23, 2004, from Mary Lee Proctor O'Neil, Successor Trustee of the William S. O'Neil Living Trust, established by the Revocable Trust Agreement of William S. O'Neil, dated June 23, 2004, by Quitclaim Deed dated January 23, 2008, of record in Instrument No. 20080128-0008827, said Register's Office.

This conveyance is subject to matters shown on the Plan of record in Plat Book 547, Pages 137 and 138; and any and all other easements, restrictions and conditions which may affect said property of record in the Register's Office for Davidson County, Tennessee.

Unimproved ( )
This is improved(**X**) property, known as **2103 NATCHEZ TRACE, NASHVILLE, TN 37212**
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 hand this 24th day of September, 2021.

MARY LEE PROCTOR O'NEIL, TRUSTEE
OF THE WILLIAM S. O'NEIL BYPASS TRUST
UTA DATED JUNE 23, 2004

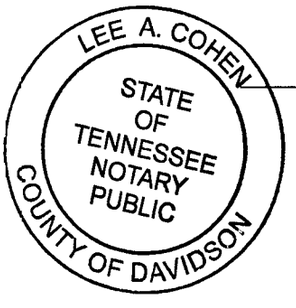
MARY LEE PROCTOR O'NEIL, TRUSTEE
OF THE MARY LEE PROCTOR O'NEIL LIVING TRUST
ESTABLISHED BY THE REVOCABLE TRUST AGREEMENT
OF MARY LEE PROCTOR O'NEIL, DATED JUNE 23, 2004

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named **Mary Lee Proctor O'Neil, Trustee of The William S. O'Neil Bypass Trust UTA Dated June 23, 2004, and Mary Lee Proctor O'Neil, Trustee of the Mary Lee Proctor O'Neil Living Trust established by the Revocable Trust Agreement of Mary Lee Proctor O'Neil, dated June 23, 2004,** the bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office this 24th day of September, 2021.

My Commission Expires: **May 2, 2022**



Notary Public