Karen Johnson Davidson County
Batch# 890134 DEEDWARR
07/18/2022 11:25:30 AM 4 pgs
Fees: $23.00 Taxes: $1,332.00
20220718-0081942

WARRANTY DEED

JULIE BAILEY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES SEPTEMBER 02, 2024

State of Tennessee
County of Davidson

The actual consideration or value, whichever is greater, for this transfer is $360,000.00

Affiant

Subscribed and sworn to me on July 14, 2022.

Notary Public

My Commission Expires: 9-02-2024

THIS INSTRUMENT WAS PREPARED BY:
Thomas N. Jones
Attorney at Law
339 Main Street, Suite 100
Franklin, Tennessee 37064
(615) 794-0807
Contact: Leigh Anne Sailors

NAME AND ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP – PARCEL #
Boiler Investment Group, LLC 811 Lischey Avenue Suite B Nashville, TN 37207	Same as new owner	902 Douglas:072 13 0 445.00 904 Douglas: 072 13 0 312.00

FOR AND IN CONSIDERATION of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, I, **Michael W. O'Neill, a married man, (hereinafter called "Grantor"),** have bargained and sold, and by these presents do transfer

and convey unto **Boiler Investment Group, LLC, a Tennessee limited liability company, (hereinafter called "Grantee"),** its successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 3 and the westerly 37 feet of Lot No. 2 on the Map of the Revised Subdivision of L. M. Ezell's 12-11/100 acre tract of the Talbot Land as of record in Book 1130, Page 5, Register's Office of Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate legal description.

Said Lot No. 3 and the westerly 37 feet of Lot No. 2 of Block A adjoin and front together 87 feet on the southerly side of Douglas Avenue and runs back between parallel lines 160 feet to a 15 foot alley.

Being the same property conveyed to Michael W. O'Neill by Deed dated April 1, 2004 from Roy L. Thompson and wife, M. Katherine Thompson and being of record in Instrument Number 20040408-0040468 and as corrected in Instrument Number 20190930-0099388, Register's Office of Davidson County, Tennessee.

**The above described property is not the principal place of residence of the Grantor, the Grantor's spouse, or any minor children of the Grantor.

The conveyance of the above-described parcel of land is subject to the following:

1. 2022 property taxes are a lien but are not yet due and payable. Said taxes have been prorated between the parties and the payment will be the sole responsibility of the Grantee when taxes become due and payable.
2. Any and all building and zoning regulations of the City, County and/or State.
3. Any and all notes and matters on the Plat of record in Plat Book 1130, Page 5, said Register's Office.

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, its successors and assigns, forever, and Grantor does covenant with the said Grantee that he is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and Grantor does further covenant and bind himself, his heirs and assigns, to warrant and forever defend the title to the said land to the said Grantee, its

successors 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.

Executed on this 13th day of July, 2022.

Michael W. O'Neill

State of Tennessee
County of Davidson

Personally appeared before me, the undersigned, Notary Public of said County and State, Michael W. O'Neill, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal on July 13, 2022.

Notary Public

My Commission Expires: 6-10-23

THOMAS N JONES
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

Tennessee Certification of Electronic Document

I, Steven T. Mortis, do hereby make oath that I am a licensed attorney and/or the custodian of the original version of the electronic document tendered for registration herewith and that this electronic document is a true and exact copy of the original document executed and authenticated according to law on July 18, 2022 (date of document).

Affiant Signature

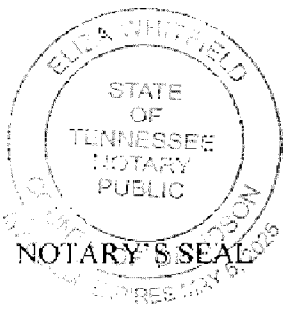
July 18, 2022
Date

State of TN

County of DAVIDSON

Sworn to and subscribed before me this 18 day of July, 2022.

Notary's Signature



NOTARY'S SEAL

MY COMMISSION EXPIRES: 5-5-2025