WARRANTY DEED

RECORD AND RETURN TO:
Mitchell A. Watts, Attorney
2400 Crestmoor Road #102
Nashville, TN 37215

MONTE POE NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $245,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 27TH DAY OF OCTOBER, 2005.

Notary Public

MY COMMISSION EXPIRES: 9-20-08

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Cornerstone Title & Escrow, LLC, 2323 Twenty-First Ave. South, Ste.306, Nashville, TN 37212

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
WILLIAM EDWARD DILLON AND PAMELA PETTY DILLON	FIFTH THIRD MORTGAGE COMPANY	104-06-0
(NAME) 3204 ACKLEN AVENUE	(NAME) 5050 KINGSLEY DRIVE	222.00
(ADDRESS) NASHVILLE, TN 37212	(ADDRESS) CINCINNATI, OH 45263 LOAN # 401301742	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HERINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

TONI KAREN NEELEY AND HUSBAND, THOMAS P. NEELEY,

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

WILLIAM EDWARD DILLON AND WIFE, PAMELA PETTY DILLON

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND 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 Lot No. 89 on the Map of R. W. Grizzard's subdivision of the Bosley Land, not of record, and described as follows:

Beginning at a point on the north margin of Orient circle, now Acklen Avenue, at the corner of Lots 89 and 90, being 267-1/2 feet east of the easterly margin of Marlborough Avenue; thence with the line between said lots, northerly 150 feet to the south margin of an alley; thence with the margin of the same easterly 38 feet to the corner of Lots 88 and 89; thence with the line between said lots, southerly 150 feet to the north margin of Orient Circle, now Acklen Avenue; thence with the margin of the same, westerly 60 feet to the point of beginning.

Being the same property conveyed to Toni Karen Neeley, by quitclaim deed from Toni Karen Neeley and husband, Thomas P. Neeley, dated April 26. 1992, of record in Book 8611, page 789, Register's Office for Davidson County, Tennessee. Previously conveyed to Toni Karen Neeley and husband, Thomas P. Neeley by deed from John Henry Martin and wife, Nerva Martin, of record in Deed Book 7789, page 738, Register's Office for Davidson County, Tennessee.
Thomas P. Neeley, still the spouse of Toni Karen Neeley, joins in this conveyance to convey any and all rights that he may have by virtue of marriage to the said Toni Karen Neeley.

This conveyance is subject to any and all zoning regulations, building restrictions and setback lines, if any, and easements and rights for all public utilities applicable to this property; and taxes for the currant which have been prorated and paid by the Grantor(s) herein.

unimproved ☐

This is improved ☒ property, known as 3204 Acklen Avenue, 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.

Davidson County DEEDWARR
Recvd: 10/28/05 12:44 2 pgs
Fees:13.00 Taxes:906.50

20051028-0130449

Witness our hands this 27TH day of OCTOBER 2005.

Toni Karen Neeley

Thomas P. Neeley

STATE OF TENNESSEE

COUNTY OF DAVIDSON

I hereby certify that on this 27TH day of OCTOBER 2005, Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Toni Karen Neeley and husband, Thomas P. Neeley, the bargainors with whom I am personally acquainted or proved to me on the basis of satisfactory evidence and whom acknowledged that he/she/they executed the within instrument for the purpose therein contained.

Witness my hand and official seal at Nashville, Tennessee this 27TH day of OCTOBER , 2005.

Commission expires: 9-20-08

Notary Public

