Davidson County DEEDWARR
Recvd: 01/27/06 10:34 2 pgs
Fees:13.00 Taxes:536.50

20060127-0010541

JOHN GLEAVES
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $145,000
~~$147,900.00~~

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 26 DAY OF January, 2006.

NOTARY PUBLIC:

MY COMMISSION EXPIRES: 7-29-06
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
STATE TITLE, INC., 4334 Lebanon Road, Hermitage, TN 37076

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Kevin Patrick McCoy 1313 Presidential Trace Hermitage, TN 37076	New Owner	Map 86-07 Parcel 133

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, we,

Ronald Neff and wife, Lisa A. Neff

Hereinafter called the grantors, have bargained and sold and by these presents do transfer and convey unto

Kevin Patrick McCoy, unmarried

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. 284 ON THE PLAN OF JACKSON'S RETREAT, SECTION 5A, OF RECORD IN BOOK 6250, PAGE 309, REGISTER'S OFFICE FOR SAID COUNTY.

SAID LOT NO. 284 FRONTS 59.0 FEET ON THE NORTHERLY MARGIN OF PRESIDENTIAL TRACE AND EXTENDS BACK 117.81 FEET ON THE WESTERLY LINE AND 110.27 FEET ON THE SOUTHEASTERLY LINE TO A DEAD LINE IN THE REAR MEASURING 97.45 FEET THEREON.

BEING THE SAME PROPERTY CONVEYED TO RONALD NEFF AND WIFE, LISA A. NEFF BY DEED FROM ROBERT L. CAMERER AND WIFE, MONICA L. CAMERER, DATED JULY 22, 1992, AND OF RECORD IN BOOK 8695, PAGE 582, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

This conveyance is made subject to the following:

1) Taxes: Map 86.07, Parcel 133 - 2005 County taxes in the amount of $1,321.08 were paid 1/4/06. 2006 taxes and subsequent years constitute a lien although not yet due and payable.
2) Property is subject to all matters affecting said premises as contained in Plat Book 6250, Page 309, Register's Office for Davidson County, Tennessee.
3) Property is subject to Jackson's Retreat-Phase 5-A, a Planned Unit Development, Charter of record in Book 5745, Page 283, Register's Office for Davidson County, Tennessee, and the By-Laws appended thereto in Book 5745, Page 294, including liens for assessments as provided therein, easements, and restrictions as contained therein, of record in Book 5741, Page 360, and in Book 6482, Page 679, said Register's Office.
4) Property is subject to Restrictive Covenants contained in Book 5741, Page 360, and in Book 6482, Page 679, Register's Office for Davidson County, Tennessee.
5) Property is subject to easement for driveway encroachment of adjoining owner in Book 8183, Page 471, said Register's Office.
6) Property is subject to any and all restrictions, easements, and conditions of record.

This is improved property known as: 1313 Presidential Trace, Hermitage, TN 37076
(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 our hand(s) this 25th day of January, 2006.

Ronald Neff

Lisa A. Neff

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, Ronald Neff and wife, Lisa A. Neff, with whom I am personally acquainted, (or who proved to me on the basis of satisfactory evidence) and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 25th day of January, 2006.

Susan Frensley Newton
NOTARY PUBLIC

My Commission Expires: 11-14-2009

SUSAN FRENSLEY NEWTON
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

PLEASE RETURN TO:
STATE TITLE, INC.
4334 Lebanon Road
Hermitage, TN 37076