WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $128,800.00

Carol Palmer
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE

Notary Public

MY COMMISSION EXPIRES: 1-16-08
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
HomePlace Title, LLC
5560 Franklin Pike Circle
Suite 101
Brentwood, Tennessee 37027

20060305

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Sandy Kay Dickey	Sandy Kay Dickey	Map 062-02, Group A, Parcel 137.00
(NAME) 2840 Steamboat Drive	(NAME) 2840 Steamboat Drive	
(ADDRESS) Nashville, TN 37214	(ADDRESS) Nashville, TN 37214	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, Robert L. Neal, Jr.and wife, Brandy K. Neal, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Sandy Kay Dickey, 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:

Being Lot No. 137, on the Plan of River Trace Estates, Phase I, Section II, of record in Plat Book 6900, Page 158 & 159, amending Plat Book 6250, Page 995, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate description thereof.

Being the same property conveyed to Robert L. Neal, Jr. and wife, Brandi N. Neal by Warranty Deed dated November 30, 2000 from Tracy Renee Pointer, f/k/a Tracy Renee Williams and husband, Patrick Pointer, of record in Instrument Number 20001201-0118305, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS SUBJECT TO: 1) Current years taxes which have been prorated and assumed by the Grantee(s); 2) All restrictions of record; 3) All easements of record; 4) All visible easements; 5) All matters appearing on the plan of record; 6) All applicable government and zoning regulations.

unimproved ☐

This is improved ☒ property, known as 2840 Steamboat Drive, Nashville, TN 37214
(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 hands this.

Robert L. Neal, Jr.

Brandy N. Neal

Brandy K. Neal

N.

BNN

Davidson County DEEDWARR
Recvd: 10/02/06 11:54 2 pgs
Fees:13.00 Taxes:476.56

20061002-0121443

STATE OF TENNESSEE

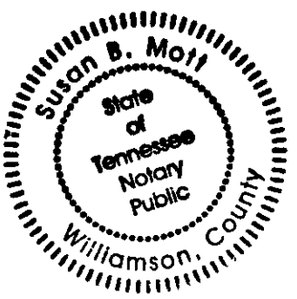
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Robert L. Neal, Jr. and Brandy K. Neal the bargainor (s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Brentwood, Tennessee this 28th day of September, 2006.

Commission expires: 1-16-08

Susan B. Mott
Notary Public



RETURN TO:

HomePlace Title, LLC
5560 Franklin Pike Circle
Suite 101
Brentwood, Tennessee 37027