THIS INSTRUMENT PREPARED BY:
Smith-Pitts, PLC
5210 Maryland Way, Suite 201
Brentwood, Tennessee 37027

RETURN TO:
Buyers Title & Escrow
5210 Maryland Way, St 210 201
Brentwood, TN 37027

Davidson County DEEDWARR
Recvd: 12/04/06 08:40 2 pgs
Fees:13.00 Taxes:452.51
20061204-0148862

Address New Owners:
Timothy Arrington
316 Bonnavue Drive
Hermitage, TN 37076

Send Tax Bills To:
NEW OWNER

Map-Parcel Nos.
075-05-0-001.00

STATE OF TENNESSEE)
COUNTY OF ~~Davidson~~) WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $122,300.00.

Affiant

Subscribed and sworn to before me this 29th day of November, 2006.

Notary Public
My Commission Expires:

SHERRI A. SCHMONSKY
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires Sept 20 2010

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars cash in hand paid and other good and valuable consideration, the receipt of all of which is hereby acknowledged, **Carless Wayne Neeley and Pamela B. Neeley** (herein called the **GRANTOR**), has this day bargained and sold, and by these presents does transfer and convey unto **Timothy Arrington**(herein called the **GRANTEE**), all of the **GRANTOR'S** right, title and interest in and to that certain tract or parcel of real property located in the City of Hermitage, County, State of Tennessee, described as:

A certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:
BEING Lot No. 684, on the plan of HERMITAGE HILLS, SECTION 7, as of record in Book 3300, pages 62 and 63, Register's Office for said county.

SAID Lot No. 684 fronts 74.9 feet on the northerly side of Bonnavue Drive and extends back 185.00 feet on the easterly line and 167.6 feet on the westerly line to a dead line in the rear, measuring 88.3 feet thereon.

Being the same property conveyed to Carless Wayne Neely and wife, Pamela B. Neely, by Warranty Deed from Wallace Neely and wife, Mary Neely, of record in Book 11321, Page 608, Register's Office for Davidson County, Tennessee, dated February 1, 1999.

This conveyance is made subject to property taxes for the year 2006 which have been prorated and assumed by Grantee herein and to any and all easements, covenants, conditions and/or restrictions of record including but not limited to: Taxes for the year 2006 and following, a lien due and payable, but not yet delinquent All matters as set forth per Plat of record in Book 3300, Page 62 and 63, Register's Office for Davidson County, Tennessee. Restrictive covenants recorded in Book 2992, Page 53, Book, 2998, Page 231, Book 3222, page 154, Book 4675, Page 125, Book 4820, Page 611, Book 4960, Page 506, and Book 4969, Page 667, Davidson County Register's Office.

THIS IS **improved** PROPERTY KNOWN AS 316 Bonnavue Drive, Hermitage, TN 37076

TO HAVE AND TO HOLD the said real property, together with the appurtenances, estate, title and interest thereto belonging to the said **GRANTEE**, its successors and assigns forever. **GRANTOR** does covenant that it is lawfully seized and possessed of said real property, in fee simple, has good right to

convey said real property, and that the same is unencumbered, except as set forth herein.

GRANTOR further covenants and binds itself, its heirs, successors, assigns and representatives, to warrant and forever defend the title to the said real property to said **GRANTEE**, its successors and assigns, against the lawful claims of all other persons whomsoever, except for any such claims arising out of or in connection with the matters set forth herein

IN WITNESS WHEREOF, GRANTOR has executed this Warranty Deed on this 29th day of November, 2006

Carless Wayne Neeley

Carless Wayne Neeley

Pamela B. Neeley

Pamela B. Neeley

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Before me, the undersigned authority, a Notary Public of the County and State first above written, personally appeared Carless Wayne Neeley and Pamela B. Neeley and acknowledged the due execution of the foregoing instrument as his/her/their free act and deed.

Witness my hand and official seal, this the 29th of November, 2006.

Sherri A. Schmonsky

Notary Public

My Commission Expires: 9/20/10

(SEAL)

SHERRI A. SCHMONSKY
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires Sept 20 2010