First National Financial Title
25 Century Blvd., Ste. 203
Nashville, TN. 37214

Davidson County DEEDWARR
Recvd: 08/27/07 09:35 2 pgs
Fees:13.00 Taxes:554.63
20070827-0102162

(Notary Stamp)

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $149,900.00

Affiant

Subscribed and sworn to before me, this 24th day of August, 2007.

Notary Public

Expiration of commission. 9-14-07

KEVIN STEINKE NOTARY PUBLIC AT LARGE WILSON CO. TENN.

THIS INSTRUMENT PREPARED BY
McCann & Hubbard
7105 Crossroads Blvd. Suite 105
Brentwood, TN 37027

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
Joy A. Dorn	Countrywide Home Loans	**Map/Parcel 087-05-0A-99**
5802 Avalon Court	PO Box 961206 FTWX 22	
Hermitage, TN 37076	Fort Worth, TX 76161	

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

Daniel D. Neville and wife, Kimberly A. Neville

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

Joy A. Dorn, unmarried and Homer Patrick Flanakin, Jr., unmarried, joint tenants with rights of survivorship

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. 127 on the Plan of Final Plat of Farmingham Woods, Phase II, Section 2, a Planned Unit Development, of record in Plat Book 7900, page 424, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description thereof.

Being the same property conveyed to Daniel D. Nevill and wife, Kimberly A. Nevill, by Warranty Deed, from Carol Ann Mills, of record in Instrument No. 20040625-0075833, Dated June 15, 2004, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

The Plan of record in Plat Book 7900, page 424, Register's Office for DAVIDSON County, Tennessee.
Restrictive covenants contained in an instrument of record in Book 8238, page 176, Book 8351, page 533, Book 8447, page 635, Book 9006, page 409, Book 8424, page 426, Book 8423, page 784, Book 8702, page 528 and Book 9006, page 414, Register's Office for DAVIDSON County, Tennessee.
Storm Water Detention Agreement of record in Book 8199, page 852, Register's Office for DAVIDSON County, Tennessee.
Right of Way Easement of record in Book 5109, page 445, Register's Office for DAVIDSON County, Tennessee.
Deed to Home Owners Association of record in Book 8245, page 772 and Book 8310, page 341, Register's Office for DAVIDSON County, Tennessee.
Charter to Home Owners Association of record in Book 8245, page 768, Register's Office for DAVIDSON County, Tennessee.
PUD Boundary of record in Book 7900, page 173, Register's Office for DAVIDSON County, Tennessee.
Subject to rights of others in and to common areas/elements.
Subject to lien for special assessment contained in Declaration of Covenants, Conditions and Restrictions/Master Deed.
Subject to HOA dues - if any.
Subject to the flow of any stream across the subject property.
Any and all visible easements lying on or across the property.

This is improved property known as 5802 Avalon Court, Hermitage, TN 37076.

TO HAVE AND TO HOLD the aforesaid real estate, together with all appurtenances and hereditaments thereunto appertaining unto Grantee, its successors and assigns in fee simple forever.

Grantor covenants that Grantor is lawfully seized and possessed of said real estate, has full power and authority to sell and convey the same; that the title thereto is free, clear and unencumbered except as aforesaid; and Grantor will forever warrant and defend the same against the lawful claims of all persons whomsoever.

The words "Grantor" and "Grantee" shall include their respective successors and assigns where the context requires or permits. 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 my/our hand(s) this 24th day of August, 2007.

Daniel D. Neville

Kimberly A. Neville

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Personally appeared before me, a Notary Public of said County and State, Daniel D. Neville and wife, Kimberly A. Neville , the within named sellers, with whom I am personally acquainted (or proved to me their identity 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, at office, this 24th day of August, 2007.

Notary Public

My Commission Expires: 9/16/09

J. Carlton Drumwright
State of Tennessee Notary Public
Williamson County

File #: **07660-CD**
RECORD & RETURN TO:
First National Financial Title
25 Century Blvd., Ste. 203
Nashville, TN. 37214