File #2007418

Davidson County DEEDWARR
Recvd: 09/18/07 10:03 2 pgs
Fees:13.00 Taxes:1147.00

20070918-0111570

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $310,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 14th day of September, 2007.

Notary Public

MY COMMISSION EXPIRES:
My Commission Expires May 24, 2009
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
StoneGate Title, LLC, Keith H. Solomon, 1749 Mallory Lane, Suite 400, Brentwood, TN 37027

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Matthew M. Neild	Bank of America	MAP 171-03-A
(NAME)	(NAME)	
4728 Potomac Lane	P.O. Box 1675	PARCEL 90.00CO
(ADDRESS)	(ADDRESS)	
Brentwood, TN 37027	Coraopolis, PA 15108	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

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, **Gregg R. Micillo and wife, Darleen M. Micillo,** hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **Matthew M. Neild and wife, Christine K. Neild,** 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. 193 on the Plan of Section Four, Fredericksburg, of record in Book 7900, page 749, said Register's Office, to which reference is hereby made for a more complete description.

Being the same property conveyed to Gregg R. Micillo and wife Darleen M. Micillo by deed from Radnor Homes, Inc., of record in Book 9840, page 222, said Register's Office, dated October 24, 1995.

This conveyance is subject to the following: Taxes for 2007 and subsequent years; Subject to restrictions of record in Book 8920, page 65; Book 9500, page 393; Book 7798, page 843; By-Laws in Book 8920, page 45; Easement in Book 7993, page 269; Book 7851, page 712; Charter in Book 8920, page 40; Amenities Area in Book 9443, page 538; Book 7900, page 807; Deeds of conveyance in Book 9698, page 81 and Book 9698, page 124, and any and all matters of record shown on the Plan of Record, Register's Office for Davidson County, Tennessee.

Unimproved ()
This is improved (X) property, known as **4728 Potomac Lane, Brentwood, TN 37027**
(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 Grantors covenant with the said GRANTEES that they 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 except for the current year property taxes which are being prorated between the parties and Grantees agreeing to pay said tax when due; and Grantors further covenant and bind themselves, their heirs and assigns, 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 14th day of September, 2007.

Gregg R. Micillo

Darleen M. Micillo

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Before me, the undersigned Notary Public, personally appeared Gregg R. Micillo and Darleen M. Micillo, who are known to me or proved to me on the basis of satisfactory evidence and who acknowledged that they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal, this 14th day of September, 2007.

Notary Public

My Commission expires; My Commission Expires May 24, 2009

(SEAL)



Mail After Recording To:

StoneGate Title, LLC
1749 Mallory Lane, Suite 400
Brentwood, TN 37027