Return to:

SIDWELL & BARRETT, P.C.
121 1st Avenue South, Suite 200
Franklin, TN 37064

This Instrument Prepared by:
Legends Title Services, LLC
155 Legends Drive, Suite O
Lebanon, Tennessee 37087

Davidson County DEEDWARR
Recvd: 03/02/09 10:45 2 pgs
Fees:13.00 Taxes:591.63
20090302-0017957

ADDRESS NEW OWNER:
Molly M. McNeill
4602 Conway Court
Old Hickory, TN 37138

SEND TAX BILL TO:
New Owner

TAX ID 064-13-0-B130.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars cash in hand paid to the undersigned, the receipt of which amount being hereby acknowledged, and other good and valuable consideration, **Jeremy S. Small and wife, Trenae M. Small,** has this day bargained and sold, and does hereby transfer and convey unto **Molly M. McNeill, unmarried,** certain land situated in Davidson County, Tennessee, being more particularly described as follows:

LAND in Davidson County, Tennessee, being Lot No. 21 on the Plan of Final Master Development Plan, Phase III-Revisions, Conway Court, as shown on plat of record in Plat Book 7900, Page 689, in the Register's Office for Davidson County, TN , to which plat reference is hereby made for a more particular description.

Being the same property conveyed to Jeremy S. Small and wife, Trenae M. Small by Deed of record in Instrument No. 20060626-0075932, recorded 6/26/2006, Register's Office for Davidson County, TN .

This is improved property known as **4602 Conway Court Old Hickory, TN 37138.**

TO HAVE AND TO HOLD said lands, including the appurtenances thereon situated, and all the right, title, estate and interest thereto belonging to the said GRANTEE, her heirs and assigns, forever.

I COVENANT with the Grantees herein that I am lawfully seized and possessed of said lands in fee simple; that I have a good and lawful right to convey same; and I do warrant and will forever defend the title thereto against the lawful claims of all persons whomsoever.

REAL PROPERTY TAXES: The real property taxes for the year 2008 shall be prorated as of the date of this deed.

EASEMENTS AND RIGHTS OF WAY: This conveyance is made subject to any and all easements and rights-of-way, public and private, as may be shown of record in the Register's Office for Davidson County, Tennessee, as well as those found upon inspection of the premises. This conveyance is further made subject to any and all matters shown on the plat of record in Book 7900, page 689, and restrictions in Book 9466, page 242, and encumbrances as may be shown of record in the office of the Register of Deeds where the real property is situated.

RULES AND REGULATIONS: This conveyance is made subject to all

Governmental rules and regulations and all Davidson County Health Department rules and regulations.

POSSESSION: Possession to be given with delivery of deed.

WITNESS MY HAND on this the 26th day of February, 2009

Jeremy S Small by Trenae M. Small his attorney in fact

Jeremy S. Small, by Tranae M. Small, as attorney-in-fact, recorded in Book *__, Page ____, Register's Office of Davidson County, TN.

Trenae M. Small

Trenae M. Small

* 20090302-0017956

STATE OF TENNESSEE
COUNTY OF WILSON

On this 26th day of February, 2009, before me personally appeared **Trenae M. Small**, as Attorney in Fact for **Jeremy S. Small**, to me known to be the person(s) described in and who executed the foregoing instrument, and who acknowledged the execution of the same to be their free act and deed. Witness my hand and official seal.

GREGG W. CLARKE STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY My Commission Expires January 12, 2010

NOTARY PUBLIC

My Commission Expires: _____

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned Notary Public in and for the aforesaid said County and State, **Trenae M. Small,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledge that she executed the within Warranty Deed for the purposes therein contained.

WITNESS my hand and official seals at office this 26th day of February, 2009.

GREGG W. CLARKE STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY My Commission Expires January 12, 2010

NOTARY PUBLIC

My Commission Expires: _____

STATE OF TENNESSEE
COUNTY OF Davidson

The actual value or consideration, whichever is greater, for this transfer is $159,900.00.

AFFIANT

Subscribed and sworn to before me this the 26th day of February, 2009.

NOTARY PUBLIC

My Commission Expires: _____

Tonja Barron State of Tennessee Notary Public Williamson County

My commission expires November 21, 2012