Prepared by:
Centennial Title Company, Inc.
30 Burton Hills Blvd., #165
Nashville, TN 37215

BILL GARRETT, Davidson County
Trans:T20100012866 DEEDWARR
Recvd: 03/04/10 09:31 2 pgs
Fees:13.00 Taxes:1052.65
20100304-0016508

39-B
File #10-1017

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Sean Neff and wife, Bethany Neff** hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto ~~David DeLair and wife, Maggie DeLair~~ **David DeLair and wife, Maggie DeLair**, hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: To Wit:

Being Lot Number 305, on the Plan of Horton Heights, Section H, as shown by plat of record in Plat Book 3600, Page 100, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete legal description.

Being the same property conveyed to Sean Neff, unmarried, by deed from Amelia G. Nettles n/k/a Amelia Gargus and husband, Dan Gargus dated January 8, 2003 of record as Instrument No. 20030110-0004478, Register's Office for Davidson County, Tennessee.

Bethany Neff joins in this conveyance to convey any and all marital interest she may have in the subject property.

The property conveyed herein is subject to matters shown on the recorded plan, and to applicable easements and restrictions of record, and Property Taxes for the current year.

This is improved property, known as: 6456 Fleetwood Drive, Nashville TN, 37209.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, Grantee's heirs or assigns, forever. Grantor covenant with the said Grantee that Grantor is lawfully seized and possessed of said land in fee simple, has good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantor further covenants and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's 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 THE EXECUTION HEREOF this 26th day of February, 2010.

Sean Neff

Bethany Neff

State of Tennessee)
County of Davidson)

On this 26th day of February, 2010, before me the undersigned, a Notary Public in and for said County and State, personally appeared before me the within named Sean Neff and Bethany Neff, the bargainor(s), to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

Notary Public

My Commission Expires: 5-2010

ANGELA Y. POSTON-WILLIAMSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

State of Tennessee)
County of Davidson)

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: $ 284,500.00.

Affiant

Sworn and subscribed before me on this the 26th day of February, 2010.

Notary Public

My Commission Expires: 7-24-10

JOHN GLEAVES
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.

Return to:
Rudy Title & Escrow
2012 21st Ave. South
Nashville, TN 37212

NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:	TAX MAP-PARCEL #:
David DeLair 6456 Fleetwood Drive Nashville, TN 37209	New Owner	102-8-108