BILL GARRETT, Davidson County
Trans:T20110022989 DEEDWARR
Recvd: 04/19/11 11:03 2 pgs
Fees:13.00 Taxes:384.80
20110419-0030127

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $104,000.00

Affiant

Subscribed and sworn to before me, this 15TH DAY OF APRIL, 2011.

Notary Public

MY COMMISSION EXPIRES: 11-7-

(AFFIX SEAL)

MARY BIRTHRIGHT
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires NOV. 7, 2011

THIS INSTRUMENT WAS PREPARED BY
Birthright Title & Escrow, LLC
515 Rivergate Parkway, Ste. 111
Goodletsville, TN 37072

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Christopher Tucker, a single man	F & M Bank (NAME)	03409014700
407 Melissa Court (ADDRESS)	10 Cadillac Dr., Ste. 100 (ADDRESS)	
Goodlettsville, TN 37072 (CITY) (STATE) (ZIP)	Brentwood, TN 37027 (CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, we Roger E. Neely, married, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto Christopher Tucker, a single man, hereinafter called the Grantees, their heirs and assigns, that 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. 11 ON THE PLAN OF GATEWAY, SECTION 2, OF RECORD IN BOOK 3300, PAGE 81, REGISTER'S OFFICE FOR SAID COUNTY.

SAID LOT NO. 11 BEING DESCRIBED AS FOLLOWS: BEGINNING AT A POINT ON THE EASTERLY SIDE OF MELISSA COURT, BEING THE COMMON CORNER OF LOTS NO. 10 & 11; THENCE EASTERLY 129.1 FEET TO A POINT; THENCE SOUTHERLY 265.4 FEET TO A MONUMENT; THENCE WESTERLY 30.0 FEET TO A MONUMENT; THENCE WESTERLY 39.5 FEET TO A POINT, BEING THE COMMON CORNER OF LOTS NO. 11 & 12; THENCE NORTHERLY 259.0 FEET TO A POINT ON THE SOUTHERLY SIDE OF MELISSA COURT; THENCE NORTHEASTERLY 55.41 FEET ON A CURVE; THENCE NORTHERLY 28.71 FEET TO THE POINT OF BEGINNING.

BEING THE SAME PROPERTY CONVEYED TO ROGER E. NEELY BY DEED FROM DIANNA SUE SHRUM AND BRENDA KAY DRAKE DATED 02/25/10 AND RECORDED 03/05/10 BY INSTRUMENT NO. 20100305-0017271, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

THIS CONVEYANCE IS SUBJECT TO TAXES FOR THE YEAR 2011 AND SUBSEQUENT YEARS.

THIS IS NOT THE PRINCIPLE RESIDENCE OF THE GRANTOR(S).

This conveyance is subject to any and all existing easements and restrictions as shown of record.

unimproved ( )
This is improved (X) property, known as 407 Melissa Ct., Goodlettsville, TN 37072
(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 we do covenant with the said GRANTEES that we 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 we do further covenant and bind ourselves, our heirs and representatives, 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 my/our hand(s) this 15th day of April, 2011.

WARRANTY DEED
(Continued)

Roger E. Neely

STATE OF Tennessee

COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Roger E. Neely, the herein bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence). and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 15th day of April, 2011.

Notary Public

My Commission Expires: 11-7-11

(SEAL)

MARY BIRTHRIGHT
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires NOV. 7, 2011

RETURN TO:
Birthright Title & Escrow, LLC
515 Rivergate Parkway, Ste. 111
Goodletsville, TN 37072