WARRANTY DEED	STATE OF TENNESSEE COUNTY OF Davidson THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $85,000.00 Affiant SUBSCRIBED AND SWORN TO BEFORE ME THIS 30th day of June, 2011 Notary Public MY COMMISSION EXPIRES: 7/3/12 (AFFIX SEAL)

Return To:
Foundation Title & Escrow, LLC
30 Burton Hills Blvd, Suite 175
Nashville, TN 37215

KELLY ANN CALLAGHAN NOTARY PUBLIC STATE OF TENNESSEE COUNTY OF DAVIDSON

THIS INSTRUMENT WAS PREPARED BY
Foundation Title & Escrow, LLC, 30 Burton Hills Blvd, Suite 175, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Daniel E. Tullis	Avenue Bank	14803014800
(NAME)	(NAME)	
533 Spann Court	3823 Cleghorn Avenue	
(ADDRESS)	(ADDRESS)	
Antioch, TN 37013	Nashville, TN, 37215	
(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, I/WE, **Ann C. Neely**, unmarried, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Daniel E. Tullis**, unmarried, 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. 1032, Section 10, Cherokee Hills Subdivision, of record in Book 4660, page 27, Register's Office of Davidson County, Tennessee to which plan reference is made for a more complete and accurate description.

Being the same property conveyed to Ann C. Neely by Deed from Bridgett D. Looney and James Terry Bates, dated December 17, 2010 and filed of record in Instrument Number 20101220-0100976, Register's Office of Davidson County, Tennessee. Ann C. Neely is one and the same as Ann Carr Neely

This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

unimproved ☐
This is improved ☒ property, known as 533 Spann Court, Antioch, TN 37013

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, has 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.

BILL GARRETT, Davidson County
Trans:T20110040446 DEEDWARR
Recvd: 07/06/11 12:22 2 pgs
Fees:13.00 Taxes:317.46
20110706-0051677

Witness our hands this **30th** day of **June, 2011**

Ann C. Neely by Carolyn Bates as Attorney in Fact as attorney in fact

Ann C. Neely by Carolyn Bates as Attorney in Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this the 30th day of June, 2011 before me personally appeared Carolyn Bates, known to me, or proved on the basis of satisfactory evidence, to be the person who executed the foregoing instrument on behalf of Ann C. Neely, and who acknowledged that she executed the same as the free act and deed of the said Ann C. Neely, by virtue of a Power of Attorney, duly executed by the said, and appearing of record in Book ★, page _____, said Register's Office..

★ 20100119-0004546

Witness my hand and official seal this 30th day of June, 2011.

NOTARY PUBLIC

My Commission Expires: 8.20.14

MELISSA J. BUTCHKO-TURECKI
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY, TENN
My Comm. Expires August 20, 2014