GSam
Box 44

BILL GARRETT, Davidson County
Trans: T20110059789 DEEDWARR
Recvd: 09/27/11 08:51 2 pgs
Fees: 13.00 Taxes: 605.80
20110927-0074529

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $164,000.00

Affiant

Subscribed and sworn to before me, this 23RD DAY OF SEPTEMBER, 2011.

Notary Public

MY COMMISSION EXPIRES: 1-6-14 (AFFIX SEAL)

LINDA TURNER RAY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

WARRANTY DEED

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

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Christy M. Daniel, unmarried	Avenue Bank (NAME)	126160A12400CO
6856 Bridgewater Drive (ADDRESS)	111 10th Avenue South, Ste. 200 (ADDRESS)	
Nashville, TN 37221 (CITY) (STATE) (ZIP)	Nashville, TN 37203 (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 Emily P. Neely and David R. Neely, wife and husband, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto Christy M. Daniel, unmarried, 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. 124 ON THE PLAN OF RIVERWALK, PHASE 1A, SECTION 1 AND PHASE 1B, OF RECORD IN INSTRUMENT NO. 20011026-0117231 AND INSTRUMENT NO. 20011024-0115969, REGISTER'S OFFICE FOR SAID COUNTY, TO WHICH PLAN REFERENCE IS HEREBY MADE FOR A MORE COMPLETE DESCRIPTION THEREOF.

BEING THE SAME PROPERTY CONVEYED TO EMILY P. NEELY AND DAVID R. NEELY, WIFE AND HUSBAND, BY DEED FROM JACINDA P. CONE, OF RECORD BY INSTRUMENT NO. 20060612-0069427, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

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

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

unimproved ( )
This is improved (X) property, known as 6856 Bridgewater Drive, Nashville, TN 37221
(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 23rd day of September, 2011.

WARRANTY DEED
(Continued)

Emily P. Neely

David R. Neely

STATE OF Tennessee

COUNTY OF Davidson

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

Witness my hand and official seal, this the 23rd day of September, 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:
Gullett, Sanford, Robinson & Martin, PLLC
315 Deaderick Street, Ste. 1100
Nashville, TN 37219