BOX #14A

G#23720-2

WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20120012616 DEEDWARR
Recvd: 02/21/12 14:18 2 pgs
Fees:13.00 Taxes:1295.00
20120221-0014861

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 350,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 17th day of February, 2012

Notary Public:

MY COMMISSION EXPIRES: May 5, 2015
(AFFIX SEAL)

KATHERINE GOODSON NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY:
RICHARD A. NORTHCUTT, METROPOLITAN ESCROW, INC., 217 PINEWAY DRIVE, NASHVILLE, TN

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP - PARCEL NUMBERS:
Lance V. Wise	Pinnacle National Bank	Parcel ID:
754 Elysian Fields Rd.	150 3rd Ave. South, Ste. 900	13211006600
Nashville, TN 37204	Nashville, TN 37201	

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, we

Gerald D. Neenan and wife, Jennifer A. Neenan

hereinafter called the GRANTORS, has bargained and sold, and by these presents do transfer and convey unto

Lance V. Wise and Teresa Lee Wise, husband and wife

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:

BEING Lot No. 48, on the Plan of Elysian Fields, Section 1, of record in Book 1424, Page 81, Register's Office for Davidson County, TN, to which plat reference is hereby made for a more complete description.

BEING the same property conveyed to Gerald D. Neenan and wife, Jennifer A. Neenan by deed from Kevin P. O'Callaghan and Ann C. O'Callaghan, of record in Book 8135, Page 981, dated June 20, 1990, Register's Office for said County.

This conveyance is made subject to: (1) 2012 taxes, which have been prorated and assumed by the Grantees; (2) All matters appearing on the Plan of record in Book 1424, Page 81, said Register's Office.

This conveyance is subject to any and all, recorded and unrecorded, zoning regulations, building restrictions and setback lines, easements and rights of way for public utilities.

Unimproved ( )

This is Improved (X) property, known as 754 Elysian Fields Rd., Nashville, TN 37204

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 our hands this 17th day of February, 2012.

Gerald D. Neenan

Jennifer A. Neenan

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Gerald D. Neenan and Jennifer A. Neenan, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 17th day of February, 2012.

My Commission Expires: 11/7/12

Notary Public

