PREPARED BY & RETURN TO: PERRONE & YOUNG, ATTYS.
109 WESTPARK DRIVE, SUTIE 330
BRENTWOOD, TN 37027

(2)

BILL GARRETT, Davidson County
Trans:T20120020820 DEEDWARR
Recvd: 03/22/12 13:19 2 pgs
Fees:13.00 Taxes:462.13
20120322-0024429

State of Tennessee
County of DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $124,900.00.

Affiant

Subscribed and sworn to before me, this the 20th day of March, 2012.

Notary Public

My commission expires: 11/3/15
(AFFIX SEAL)

EMILY H. PROPHET STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Gregory S. Perrone, PC, Attorney at Law
109 Westpark Drive, Ste. 330 , Brentwood, TN 37027

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers
Stephen M. McDowell	**Community Mortgage Corporation**	090-16-0-173
527 Achievement Drive	**142 Timber Creek Drive**	
Nashville, TN 37209	**Cordova, TN 38018**	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGE, WE,

Bobby Neeley and Janice Anderton

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Stephen M. McDowell

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(s) 506, as shown on the map entitled Charlotte Park, Section VII, of record as Plat Book 2663, page 122, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to HOWARD DAVID NEELEY and wife, FRANCES LOUISE NEELEY, by deed from KENNETH WAYNE NEELEY and wife, PAMELA J. NEELEY, of record as Book 4658, page 130, dated November 22, 1972, said Register's Office. The said HOWARD DAVID NEELEY having since died, leaving FRANCES LOUISE NEELEY as the surviving tenant by the entireties. Being further conveyed to BOBBY NEELEY, DAVID NEELEY AND JANICE ANDERTON as tenants in common, the remainder interest in the subject property, reserving unto FRANCES NEELEY and KENNETH NEELEY a life estate. The said FRANCES NEELEY having since died. The said KENNETH NEELEY having since died. The said DAVID NEELEY having since died and his wife, Marie Neeley having quitclaimed her interest to Bobby Neeley and Janice Anderton, by deed record as Instrument No. 20090819-0078140, said Register's Office.

This conveyance is subject to taxes for 2012, and subsequent years, easements, and restrictions of record.

This is improved (__X__) Unimproved (____) property, known as **527 Achievement 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, his heirs and assigns, forever; and Grantor does covenant with said Grantee that Grantor is lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same in 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 GRANTEE, his 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 20th day of March, 2012.

Bobby Neeley

Janice Anderton
By: Bobby Neeley, her Attorney in Fact

STATE OF TENNESSEE)
COUNTY OF Williamson)

Before me, the undersigned, a Notary Public of said County and State, personally appeared **Bobby Neeley**, the 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, at office, this **20th** day of **March, 2012.**

Notary Public

EMILY H. PROPHET STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

My Commission Expires: 11-3-2015

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared Bobby Neeley, with whom I am personally acquainted (or proved to be on the basis of satisfactory evidence) and who upon his/her oath acknowledged to be the Attorney-in-fact for Janice Anderton, the within named bargainor(s), and that he as such Attorney-in-fact, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of Janice Anderton, the within named bargainor(s) by the said Bobby Neeley, as such Attorney-in-fact.

Witness my hand and official seal at office in Brentwood, Tennessee on this the 20th day of March, 2012.

Notary Public

EMILY H. PROPHET STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

My Commission Expires: 11-3-2015