BILL GARRETT, Davidson County
Trans: T20120025785 DEEDWARR
Recvd: 04/09/12 15:28 2 pgs
Fees: 13.00 Taxes: 2738.00

20120409-0030290

WARRANTY DEED

R-VRES-12-2214

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $740,000.00

Affiant

Subscribed and sworn to before me, this 30th DAY OF March, 2012.

Notary Public

MY COMMISSION EXPIRES: 5-20-16

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Rudy Title & Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO.	MAP-PARCEL NUMBERS
Mandy McNeil	Mandy McNeil	
2214 Belmont Blvd	(NAME) 2214 Belmont Blvd	
(ADDRESS) Nashville, TN 37212	(ADDRESS) Nashville, TN 37212	104-16-0-357.00
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, we ANNE FRANCES HYNES, UNMARRIED, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto MANDY MCNEIL, AN UNMARRIED PERSON, hereinafter called the Grantee(s), 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 THE NORTHERLY 33 FEET FRONT OF LOT NO. PART OF 124 AND THE SOUTHERLY 17 FEET FRONT OF LOT NO. 125 ON THE PLAN OF BELMONT LAND COMPANY'S PLAN OF LOTS CALLED "BELMONT HEIGHTS" OF RECORD IN PLAT BOOK 421, PAGE 34, IN THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

BEGINNING ON THE EASTERLY MARGIN OF BELMONT BOULEVARD 50 FEET NORTH OF THE SOUTHWEST CORNER OF LOT 124; THENCE EASTWARDLY PARALLEL WITH AND 50 FEET NORTH OF THE SOUTHERLY LINE OF SAID LOT, 186 FEET, MORE OR LESS, TO THE WESTERLY MARGIN OF AN ALLEY; THENCE WITH SAID ALLEY, NORTHWARDLY 50 FEET TO A POINT 10 FEET NORTH OF THE SOUTHEAST CORNER OF SAID LOT NO. 125; THENCE WESTWARDLY 186 FEET, MORE OR LESS TO THE EASTERLY MARGIN OF BELMONT BOULEVARD AT A POINT 17 FEET NORTH OF THE SOUTHWEST CORNER OF SAID LOT NO. 125; THENCE WITH THE EASTERLY MARGIN OF SAID BOULEVARD, SOUTHWARDLY 50 FEET TO THE BEGINNING.

BEING THE SAME PROPERTY PREVIOUSLY CONVEYED TO BENJAMIN S. FOLDS BY WARRANTY DEED FROM MICHAEL JEANSONNE AND WIFE, MELANIE JEANSONNE RECORDED AS INSTRUMENT NO. 20020903-0105856, IN THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, DATED AUGUST 19, 2002.

BEING THE SAME PROPERTY CONVEYED TO ANNE FRANCES HYNES BY QUITCLAIM DEED FROM BENJAMIN SCOTT FOLDS OF RECORD AT INSTRUMENT NO. 20080215-0015119, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, DATED NOVEMBER 7, 2007.

THIS CONVEYANCE IS SUBJECT TO A) 2012 PROPERTY TAXES AND SUBSEQUENT; B) INSTRUMENTS OF RECORD IN PLAT BOOK 421, PAGE 34; SAID REGISTER'S OFFICE; AND C) ANY AND ALL EXISTING EASEMENTS AND RESTRICTIONS AS SHOWN OF RECORD NOT STATED HEREIN.

unimproved ( )
This is improved (X) property, known as 2214 Belmont Blvd, Nashville, Tennessee 37212
(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 GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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 30th day of March, 2012.

Anne Frances Hynes by Brian D. Mitchell as Attorney in Fact

STATE OF Tennessee
COUNTY OF Davidson

On this the 30th day of March, 2012, before me personally appeared Brian D. Mitchell to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of Anne Frances Hynes, unmarried and who acknowledged he/she/they executed the same as the free act and deed of the said Anne Frances Hynes, unmarried.

Witness my hand and official seal, this the 30th day of March, 2012.

Notary Public

My Commission Expires: 5-11-2012

RETURN TO:
Rudy Title & Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
Phone: (615)383-2903

