WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $210,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15th day of May, 2012.

Notary Public

MY COMMISSION EXPIRES: 1-27-2015

(AFFIX SEAL)

KIMBERLY HOLLINGSHEAD
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires January 27, 2015

THIS INSTRUMENT WAS PREPARED BY
Touchstone Title and Escrow, LLC, 7127 Crossroads Blvd., Suite 103, Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Derek B. Smith	First Choice Bank	141-15C-37.00 CO
(NAME)	(NAME)	
6920 River Ridge Dr.	500 Campus Drive, Suite 102	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37221	Morganville, NJ 07751	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, Gantt Neil and wife, Mandy Neill, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Derek B. Smith and wife, Lauren Smith, 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. 140 on the Plan of Rolling River Estates, Phase 5, of record in Plat Book 5800, Page 33, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Gantt Neill, an unmarried person, Mandy Bivens, an unmarried person by Warranty Deed from Vincent Paul Mammarelli and Cristin M. Mammarelli, husband and wife, recorded on the 1st day of April, 2005 in Instrument No. 20050401-0035736, in the Register's Office of Davidson County, Tennessee. The said Mandy Bivens and Gantt Neil having since married. Mandy Bivens is now known as Mandy Neill.

This conveyance is subject to any and all zoning regulations, building restrictions and setback lines, if any, and easements and rights for public utilities applicable to this property; and taxes for the current year which have been prorated and assumed by the Grantee(s) herein.

unimproved ☐

This is improved ☑ property, known as 6920 River Ridge Dr., 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.

BILL GARRETT, Davidson County
Trans:T20120036668 DEEDWARR
Recvd: 05/18/12 09:41 2 pgs
Fees:13.00 Taxes:777.00
20120518-0043143

Witness our hands this 15th day of May, 2012.

Gantt Neill

Mandy Neill

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

On this 15th day of May, 2012, before me a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **Gantt Neill and Mandy Neill**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) to be the person described in and who executed the foregoing instrument, and acknowledged that they executed the same as their free act and deed.

WITNESS my hand and Notary Seal at office the day and year above written.

My Commission Expires:

Notary Public,

KIMBERLY HOLLINGSHEAD
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires January 27, 2015