WARRANTY DEED

HILLARY TORRENCE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $158,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 18TH DAY OF JUNE, 2012.

Hillary Torrence
Notary Public

MY COMMISSION EXPIRES: 12-10-12

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Bridgehouse Title, 342 Cool Springs Blvd., Suite 202, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Nadiah L. Saki	First Community Mortgage, Inc.	119-04-0-120.00
(NAME)	(NAME)	
315 Lawndale Drive	275 Robert Rose Drive	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37217	Murfreesboro, TN 37129	
(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, **Justin L. Neece and wife, Michelle P. Neece**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Nadiah L. Saki and James O. Edwards, wife and husband**, 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:

Real estate located in Davidson County, Tennessee, described as follows:

Being Lot No. 134, Section 3, Glencliff Estates, as of record in Book 1424, page 1, Register's Office for said County to, which plan reference is hereby made for a more complete description.

Said Lot No. 134 fronts 160 feet on the Northwesterly side of Lawndale Drive and runs back between parallel lines 230.3 feet on the Northeasterly line and 271.9 feet on the Southwesterly line, to a dead line in the which is a broken line measuring 80 feet thereon.

Being the same property conveyed to Justin L. Neece and wife, Michelle P. Neece, by Special Warranty Deed, dated September 30, 2009, from The Bank of New York Mellon F/K/A The Bank of New York as Successor to JPMorgan Chase Bank, National Association, F/K/A JPMorgan Chase Bank, as Trustee for the PPT Asset-backed Certificates, Series 2004-1, of record in Instrument No. 20091028-0099542, Register's Office for Davidson County, Tennessee.

This conveyance is subject to the following: Taxes for the year 2012, which have been prorated, and payment thereof, by acceptance of this conveyance, is expressly assumed by Grantees; all matters appearing on the Plan of record in Book 1424, page 1; Easement for sanitary sewers and/or storm drainage of record in Book 4199, page 769; all of record in the Register's Office for Davidson County, Tennessee.

unimproved ☐

This is improved ☒ property, known as 315 Lawndale Drive, Nashville, TN 37217

(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:T20120045127 DEEDWARR
Recvd: 06/19/12 09:54 2 pgs
Fees:13.00 Taxes:584.60
20120619-0053572

Witness our hands this 18th day of June, 2012.

Justin L. Neece

Michelle P. Neece

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned authority, in and for said County and State, appeared Justin L. Neece and Michelle P. Neece, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal at Franklin, Tennessee, this 18th day of June, 2012.

Notary Public

My Commission Expires: 1-19-14

MELANIE D. DURARD
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY, TN
My Commission Expires: January 19, 2014

Return To: Perrone & Young, Attorneys At Law
109 Westpark Dr. Ste. 330
Brentwood, TN 37027