When recorded return to:
Realty Title & Escrow Company, Inc.
383 Johnny Cash Parkway, Suite 140
Hendersonville, TN 37075

WARRANTY DEED

RACHELLE CAUDILL
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

STATE OF TENNESSEE
COUNTY OF Wilson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $107,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 26th day of July, 2012.

Notary Public

MY COMMISSION EXPIRES: 9/22/14

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Sidwell, Barrett & Welch, P.C.
Stewart Title Company Tennessee Division, 13026 Lebanon Road, Ste 100, Mt Juliet, TN 37122

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Nancy Nettles	Avenue Bank	03213004800
(NAME)	(NAME)	
4208 Brick Church Pike	111 10th Ave. S. #400	
(ADDRESS)	(ADDRESS)	
Whites Creek, TN 37189	Nashville, TN 37203	
(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, **Jarred McNeal, A Married Man**, hereinafter called the GRANTOR(S), has bargained and sold, and by these presents do transfer and convey unto **Nancy Nettles, unmarried**, hereinafter called the GRANTEE(S), their heirs and/or 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 Number 5 on the Plan of Timbertrail, Section 3, of record in Plat Book 5190, Page 745, Register's Office for said county, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Clifford Davis by Deed from Letitia M. Lane, dated 03/29/2001 and filed for record on 04/16/2001 in Instrument 200104160036741, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Secretary of Housing and Urban Development by Deed from Deanna Dorrough, Co-Trustee, dated 06/01/2011 and filed for record on 08/19/2011 in Instrument 201108190064337, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Jarred McNeal, married by Deed from Secretary of Housing and Urban Development, dated 02/03/2012 and filed for record on 02/13/2012 in Instrument 201202130012359, Register's Office for Davidson County, Tennessee.

All matters as set forth per Plat Book 5190, Page 745, said Register's Office.

Restrictions of record in Book 6514, Page 989, said Register's Office.

Rights of tenants under any unrecorded leases.

Rights, claims of interest of Clifford J. Davis (the foreclosed mortgagor) in the land or any claim that the foreclosure by Franklin American Mortgage Company (the original lender) is invalid.

County of Davidson taxes for the year 2012 and subsequent years, a lien not yet ascertainable, due or payable.

RECORDERS MEMO
LEGIBILITY OF WRITING, TYPING OR PRINTING IN THIS DOCUMENT UNSATISFACTORY WHEN RECEIVED

BILL GARRETT, Davidson County
Trans:T20120063015 DEEDWARR
Recvd: 08/23/12 09:08 2 pgs
Fees:13.00 Taxes:397.75

20120823-0075763

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☑ property, known as 4208 Brick Church Pike, Whites Creek, TN 37189
(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/or 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/or 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 hand this 26th day of July, 2012.

Jarred McNeal

State of Tennessee
County of Wilson

Personally appeared before me Jarred McNeal, 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 foregoing instrument for purposes therein contained.

WITNESS my hand and seal this 26th day of July, 2012.

Notary Public
My Commission Expires: May 16, 2015

CHRISTOPHER R. JACKSON
STATE OF TENNESSEE
NOTARY PUBLIC
RUTHERFORD COUNTY

RETURN TO:
Stewart Title Company Tennessee Division
13026 Lebanon Road, Ste 100
Mt Juliet, TN 37122