WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20120066119 DEEDWARR
Recvd: 09/04/12 14:10 2 pgs
Fees:13.00 Taxes:1165.50
20120904-0079692

State of Tennessee
County of Davidson

The actual consideration or value, whichever is greater, for this transfer is $315,000.00.

Affiant

Subscribed and sworn to before me, this the 31st day of August, 2012.

Notary Public

My commission expires: 10-21-13
(AFFIX SEAL)

KATHY HAND NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
John T. Cook, P.C.
2927 Berry Hill Drive, Nashville, TN 37204-3126

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers
James P. Neilan and Irene J. Neilan Co-Trustees of the J. P. Neilan Revocable Living Trust Agreement a/k/a J. P. Neilan Trust	**NEW OWNER**	**Map 172-14-0-B,Parcel 116.00C0**
1456 Wexford Downs Lane		
Nashville, TN 37211		

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 ACKNOWLEDGED, WE,

The Miriam L. Shoemaker Trust dated July 21, 1998, Miriam L. Shoemaker,Trustee

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

James P. Neilan and Irene J. Neilan, Co-Trustees of the J. P. Neilan Revocable Living Trust Agreement aka J. P. Neilan Trust

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. 116 on the Plan of Minor Revision, Winfield Park, Phase 2, Section I, Revision I, Lots 94-108, 110-121, 126-128, and 132-133, a Planned Unit Development, as of record in Instrument No. 20080122-0006550, revising Instrument No. 20010313-0024106, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

BEING the same property conveyed to The Miriam L. Showmaker Trust, Miriam L. Shoemaker, Trustee, by Deed from Gordon G. McGuire and Pricilla J. McGuire, dated October 6, 2008, of record in Instrument No. 20081006-0101514, and by Scrivener's Affidavit, dated October 9, 2008, the Grantee was corrected to read as The Miriam L. Shoemaker Trust, Miriam L. Shoemaker, Trustee, of record in Instrument No. 20081010-0102746, Register's Office for Davidson County, Tennessee.

This conveyance is subject to Declaration of Covenants, Conditions and Restrictions, of record in Declaration of Covenants, Conditions and Restrictions of Winfield Park, of record in Book 11113, Page 691, and Declaration of Covenants, Conditions and Restrictions of Winfield Park, Section 2, of record in Instrument No. 20001211-0122000, corrected in Instrument No. 20020520-0061426, Register's Office for Davidson County, Tennessee; easements and setback lines as set forth on the above plan of record; and taxes for the current year which have been prorated and assumed by the Grantee(s) herein.

This is improved (_X__) Unimproved (____) property, known as: **1456 Wexford Downs Lane, Nashville, TN 37211**

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 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.

Witness my/our hand(s) this **31st** day of **August, 2012.**

Miriam L. Shoemaker Trustee
Miriam L. Shoemaker, Trustee

STATE OF TENNESSEE)
COUNTY OF Davidson)

Before me, the undersigned, a Notary Public in and for said County and State, personally appeared **Miriam L. Shoemaker**, with whom I am personally acquainted (or who proved to me his identity on the basis of satisfactory evidence), and who, upon oath, acknowledged that she executed the within instrument for the purposes therein contained, and who further acknowledged that she is the Trustee of the **Miriam L. Shoemaker Trust, a Revocable Living Trust, dated July 21, 12012,** and is authorized by the trust document to execute this instrument on its behalf.

Witness my hand and official seal at Nashville, Tennessee, this **31st** day of **August, 2012.**

Notary Public



My Commission Expires: 10-21-12