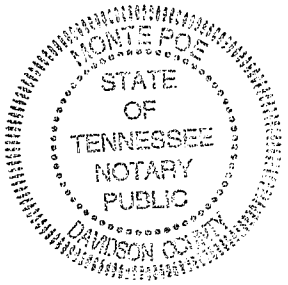
Davidson County DEEDWARR
Recvd: 10/03/12 09:19 3 pgs
Fees:18.00 Taxes:1202.50
20121003-0090279

WARRANTY DEED



STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $325,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28TH DAY OF SEPTEMBER, 2012

Notary Public

MY COMMISSION EXPIRES: 9/5/16

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Mid-State Title & Escrow, Inc., 128 Holiday Court, Suite 125, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Frank Vincent Neeley	Benchmark Home Loans	12905003100
(NAME)	(NAME)	
215 Rolling Fork Court	5160 Tennyson Pkwy Ste 2000W	
(ADDRESS)	(ADDRESS)	2012-0267
Nashville, TN	Plano TX 75024	
(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, **Lynwood F. Neeley, unmarried**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Frank Vincent Neeley and wife, Janice Neeley**, 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 902 on the plan of West Meade Farms, Section XIII, of record in Book 2331, page 112, Register's Office for said County.

Said Lot No. 902 fronts 131.0 feet on the westerly margin of Rolling Fork Court and extends back 784.5 feet on the northwesterly line and 712.0 feet on the southeasterly line to a broken line in the rear measuring 326.0 feet thereon.

Being the same property conveyed to Lynwood F. Neeley and wife, Barbara J. Neeley by warranty deed of Mary Ann Caldwell of record in Book 5996, page 778, said Register's Office and dated 12/30/1982. The said property vested to Lynwood F. Neeley by operating of law as the surviving tenant by the entireties.

Subject to: Property taxes have been prorated and the Grantee has assumed payment thereof when same become due and payable, 2012 Taxes constitute a lien against said property but are not yet due and payable. Terms, provisions, options, rights of first refusal, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions recorded Book 2536, page 505, RODC, TN, but omitting any covenant, condition or restriction, if any, based on race, color, religion, sex, handicap, familial status, or national origin unless and only to the extent that the covenant, condition or restriction (a) is exempt under Title 42 of the United States Code, or (b) relates to handicap, but does not discriminate against handicapped persons. All matters appearing on the Plan of record in Book 2331, page 112, said Register's Office. This commitment, and policy to issue, insures that the above restrictions have not been violated, and that a future violation thereof will not result in a forfeiture or reversion of title.

This property, known as 215 Rolling Fork Court, Nashville, TN
(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.

Witness my/our hand(s) this 28TH DAY OF SEPTEMBER, 2012.

Lynwood F. Neeley

Lynwood F. Neeley

STATE OF Tennessee
COUNTY OF Williamson

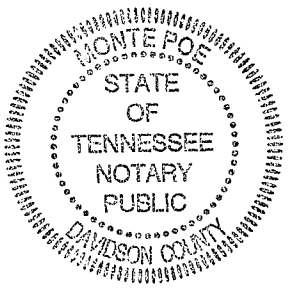
Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Lynwood F. Neeley, with whom I am personally acquainted (or provided to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 28th day of September, 2012.

Notary Public

My Commission Expires: 9/5/14

(SEAL)



True Copy Certification

I, Yvette Meldrum, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Yvette Meldrum

Signature

State of Tennessee
County of Williamson
Personally appeared before me, Jackie Lampley, a notary public for this county and state, Yvette Meldrum who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Jackie Lampley

Notary's Signature

My Commission Expires: 06/16/2013

