WARRANTY DEED

RETURN TO
GREATER NASHVILLE
TITLE & CLOSING CO.
200 MADISON STREET
MADISON, TN 37115

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $40,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 16th day of October, 2012.

Notary Public

MY COMMISSION EXPIRES: March 03, 2016

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

DEANIE L. GREGORY
ATTORNEY-AT-LAW
GREATER NASHVILLE TITLE AND
CLOSING COMPANY
200 MADISON STREET
MADISON, TN 37115

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
John Neely	John Neely	
(NAME)	(NAME)	
410 Croley Drive	410 Croley Drive	09114000900
(ADDRESS)	(ADDRESS)	
Nashville , TN 37209	Nashville , TN 37209	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I, Paul E. Rigby, HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO JOHN NEELY AND WIFE, LISA NEELY, HEREINAFTER CALLED THE GRANTEE, 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. 188 on the Plan of West Nashville Heights of record in Book 322, Page 127, Register's Office for Davidson County, Tennessee to which plan reference is here made for a complete description thereof AND being the west one-half of an alley abutting said lot which alley was closed by Metropolitan Government Ordinance No. 093-713.

Said Lot No. 188 above is the same property convey to Paul E. Rigby by Warranty Deed from William S. Goddard and wife, Sandra Goddard which deed is dated February 19, 1998 and recorded in Book 10801, Page 25 in the Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO PROPERTY TAXES FOR 2012 AND SUBSEQUENT YEARS; FURTHER SUBJECT TO THOSE MATTERS SET FORTH ON THE PLAN OF WEST NASHVILLE HEIGHTS, OF RECORD IN BOOK 322, PAGE 127, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, SUBJECT TO ANY APPLICABLE RECORDED SUBDIVISION RESTRICTIONS AND SUBJECT TO EASEMENTS FOR PUBLIC UTILITIES, PIPELINES OR FACILITIES INSTALLED OR LOCATED IN ANY PORTION OF THE VACATED STREET OR ALLEY LYING WITHIN THE LAND TOGETHER WITH THE RIGHT OF INGRESS AND EGRESS TO REPAIR, MAINTAIN, REPLACE AND REMOVE THE SAME.

THE ABOVE DESCRIBED PROPERTY IS NOT NOW AND HAS NEVER BEEN THE PRINCIPAL RESIDENCE OF PAUL E. RIGBY, THE GRANTOR HEREIN.

unimproved ☐

This is improved ☑ property, known as 510 Newton Avenue, Nashville, TN 37209

(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, their heirs and assigns forever; and we do covenant with the said GRANTEE 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, 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 hand this 16th day of October, 2012.

BILL GARRETT, Davidson County
Trans:T20120079004 DEEDWARR
Recvd: 10/17/12 13:18 2 pgs
Fees:13.00 Taxes:148.00

20121017-0095304

File No.: 2012-0567
GRE TN Warranty Deed

Paul E. Rigby

STATE OF TENNESSEE

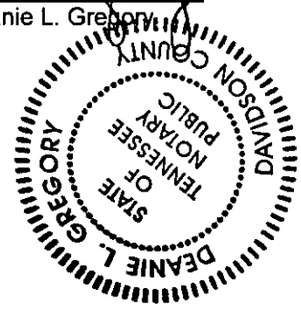
COUNTY OF Davidson

On this 16th day of October, 2012, before me a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **Paul E. Rigby**, 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 he executed the same as his free act and deed.

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

My Commission Expires:
March 03, 2014

Notary Public, Deanie L. Gregory



Return To:

Greater Nashville Title and Closing Company
200 Madison Street
Madison, TN 37115