#672

Return to:
Advantage Title and Escrow, Inc
3325 Aspen Grove Dr
Suite 104
Franklin, TN 37067

BILL GARRETT, Davidson County
Trans: T20130032708 DEEDWARR
Recvd: 04/22/13 10:26 2 pgs
Fees: 13.00 Taxes: 484.70
20130422-0039647

Prepared by:
Realty Title & Escrow Company, Inc.
3815 Cleghorn Avenue, Suite 102
Nashville, TN 37215

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or value, whichever is greater, for this transfer is $131,000.00

Affiant

LaTrece McAdoo
State of Tennessee
Notary Public
My Comm. Exp. 3/3/2014
Davidson County

Subscribed and sworn to before me, this 15th day of April, 2013.

Notary Public
My commission expires:

03-1303-37916

Address of New Owner:	Send Tax Bills to:	Tax Information
Victoria Elaine Elkins 1668 Cumberland Station Blvd. Madison TN 37115	Veterans United 2101 Chapel Plaza Ct. Ste 105 Columbia MO 65203	053-09-0-B-040.00 CO

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Jeffery D. Neal**, unmarried, and **James A. Spillers**, unmarried, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to **Victoria Elaine Elkins**, married, hereinafter called the Grantees, their successors 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. 18, on the Plan of Section Two, Cumberland Station at Wilson Camp (erroneously referenced in prior deed as Cumberland Station II, acreage at Wilson Camp), of record in Instrument No. 20020903-0105967, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Jeffery D. Neal and James A. Spillers, both unmarried by deed from Randall Phillips Homes, LLC, dated June 11, 2003, recorded June 17, 2003, of record in Instrument No. 20030617-0083091, Register's Office for Davidson County, Tennessee.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is improved property known as 1668 Cumberland Station Blvd., Madison, TN 37115

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, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to 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 hand this 15th day of April, 2013.

Jeffery D. Neal

James A. Spillers

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Jeffery D. Neal and James A. Spillers, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand in Nashville, TN, this 15th day of April, 2013.

State of Tennessee at Large

KIMBRA SPANN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

My Commission expires: 3/4/15