WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20130074832 DEEDWARR
Recvd: 08/29/13 10:17 2 pgs
Fees:13.00 Taxes:656.38

20130829-0091224

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $177,400.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29th day of August, 2013.

Notary Public

MY COMMISSION EXPIRES: (AFFIX SEAL) My Commission Expires MAR. 7, 2017

CINDY S. SMITH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Sidwell, Barrett & Welch, P.C.
Stewart Title Company Tennessee Division, 390 Mallory Station Road, Suite 107, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Andrew W. Dodd	Avenue Bank	173150A12900CO
(NAME)	(NAME)	
352 Upper Mill Drive	3823 Cleghorn Ave.	
(ADDRESS)	(ADDRESS)	
Antioch, TN 37013	Nashville TN 37215	
(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, **Jeffrey E. McNeese and Jennifer R. McNeese, husband and wife** , hereinafter called the GRANTOR(S), have bargained and sold, and by these presents do transfer and convey unto **Andrew W. Dodd and Mallory L. Dodd, husband and wife**, 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 No. 129 on the Final Plat of Mill Run Subdivision, Phase 2, as of record in Instrument # 20011009-0109754, amended by Instrument No. 20020605-0057914 and 20020605-0067915, 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 Jeffrey E. McNeese and Jennifer R. McNeese, husband and wife by Deed dated 07/03/2003 from NVR Inc., a Virginia Corporation t/a/ Fox Ridge HOmes of record in Instrument #200307030092213, Register's Office for Davidson County, Tennessee.

This conveyance is subject to (1) All matters as set forth on the plat of record in Instrument No. 200110090109754, (2) Restrictive Covenants of record in Book 11675, Page 472,, Amendment in Instrument No. #200002150015152, Instrument No. #200207010079016 and Instrument No. #2002112010144876, (3) Easement of record in Book 3933, Page 359, (4) Easement for Sewer and/or Storm Drainage of record in Book 10448, Page 188, (5) Easement Stormwater Detention Agreement of record in Instrument No. #200104050033586, (6) Easement Landscape Agreement of record in Instrument No. #200104050033587, (7) Easement of record in Instrument No.# 200110240116286, (8) Charter of the Homeowner's Association of record in Instrument No.# 199912070300674, (9) Quitclaim Deed to Homeowner's Association of record in Instrument No. 200112190139981, Register's Office for Davidson County, Tennessee.

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 352 Upper Mill Drive, Antioch, TN 37013
(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 our hands this 28th day of August, 2013.

Jeffrey E. McNeese

Jennifer R. McNeese

State of Tennessee
County of Williamson

Personally appeared before me Jeffrey E. McNeese and Jennifer R. McNeese, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the foregoing instrument for purposes therein contained.

WITNESS my hand and seal this 28th day of August, 2013.

Notary Public
My Commission Expires May 11, 2015

CHRISTOPHER R. JACKSON
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

RETURN TO:
Stewart Title Company Tennessee Division
390 Mallory Station Road, Suite 107
Franklin, TN 37067