BILL GARRETT, Davidson County
Trans:T20130088463 DEEDWARR
Recvd: 10/14/13 11:49 4 pgs
Fees:23.00 Taxes:528.73
20131014-0107263

RECORD AND RETURN TO:
Limestone Title and Escrow, LLC
5200 Maryland Way, Suite 202
Brentwood, Tennessee 37027
File No.: TN133580

WARRANTY DEED

MARY BIRTHRIGHT NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $142,900.00.

Elaine C. Williamson
AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 4th day of October, 2013.

Mary Birthright
NOTARY PUBLIC

My commission expires: 11-3-15

THIS INSTRUMENT PREPARED BY:
Limestone Title and Escrow, LLC, 5200 Maryland Way, Suite 202, Brentwood, TN 37027

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Tonya R. Neff 8037 Stallion Court Nashville, TN 37211	Franklin American Mortgage Co. 501 Corporate Centre Dr. Franklin, TN 37067	128140180.00

FOR AND IN CONSIDERATION of the sum of One Hundred Forty Two Thousand Nine Hundred and 00/100 Dollars ($142,900.00), and other good and valuable consideration, cash in hand paid by the hereinafter named Grantee(s), the receipt of which is hereby acknowledged; the undersigned, **NORMA ANN MINEO, FERNANDA GINA MINEO, DIANA L. ALLEN, ANTONIO MINEO, AND MARIA MINEO LADD, HEIRS AT LAW OF MARIO MINEO,** hereinafter called the Grantors, have bargained and sold and by these presents do hereby transfer and convey unto, **TONYA R. NEFF, AN UNMARRIED WOMAN**, hereinafter called the Grantee, her heirs and assigns forever, that certain parcel of real estate situated in Davidson County, Tennessee, and being further described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 40 on the plan of Stacy Square, Section 2, of record in Book 4175, Page 30, Register's Office for Davidson County, Tennessee, to which plan reference is here made for a more complete description of said lot.

Being the same property conveyed to Mario Mineo and Norma Ann Adams, both unmarried, by Warranty Deed from Lois M. Rockey, a widow, dated 4/22/1994, recorded 4/26/1994, of record in Book 9323 Page 648, in the Register's Office for Davidson County, Tennessee. The said Mario Mineohaving since died intestate on 02/03/04, the subject property passed to his heirs at law, who all join in this conveyance.

This conveyance is made subject to all matters as shown of record in the Register's Office for Davidson County, Tennessee; and to the zoning and subdivision regulations of the appropriate governmental body.

TO HAVE AND TO HOLD said real estate, together with all of the appurtenances, estate and title thereunto belonging, unto the said Grantee, his heirs and assigns, forever.

The undersigned covenant with the said Grantee that they are lawfully seized and possessed of said real estate; that they have a good right to convey the same; and that it is unencumbered except by lien of the ~~2012~~ 2013 property taxes, which taxes are being prorated between the parties, and paid at closing.

The undersigned further covenant and bind themselves, their heirs and assigns, forever to warrant and defend the title to said real estate unto the said Grantee, his heirs and assigns, against the lawful claims of all persons, whomsoever.

WITNESS MYHANDS, this the 4 day of ~~September~~ October, 2013.

/s/ Norma Mineo
NORMA MINEO

STATE OF TENNESSEE
COUNTY OF Williamson

Personally appeared before me, a Notary Public, Norma Mineo, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand and seal, ~~this the~~ 4 day of ~~September~~ October, 2013.

LESLIE GARSIDE
STATE OF TENNESSEE NOTARY PUBLIC
MADISON COUNTY

Leslie Garside
Notary Public
My commission expires: 12/23/2014

/s/ Fernanda Gina Mineo
FERNANDA GINA MINEO

STATE OF TENNESSEE
COUNTY OF Williamson

Personally appeared before me, a Notary Public, Fernanda Gina Mineo, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand and seal, this the 23 day of September, 2013.

LESLIE GARSIDE
STATE OF TENNESSEE NOTARY PUBLIC
MADISON COUNTY

Leslie Garside
Notary Public
My commission expires: 12/23/2014

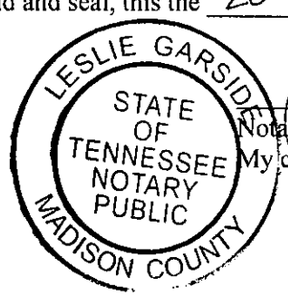
Diana L Allen

DIANA L. ALLEN

STATE OF TENNESSEE
COUNTY OF Williamson

Personally appeared before me, a Notary Public, Diana L. Allen, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand and seal, this the 20 day of September, 2013.



Leslie Garside
Notary Public
My commission expires: 12/23/2014

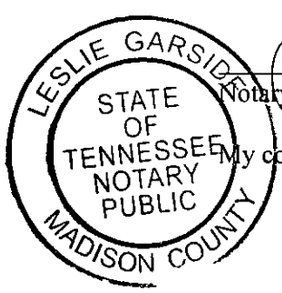
Maria Mineo Ladd

MARIA MINEO LADD

STATE OF TENNESSEE
COUNTY OF Williamson

Personally appeared before me, a Notary Public, Maria Mineo Ladd, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand and seal, this the 2 day of ~~September~~ October, 2013.



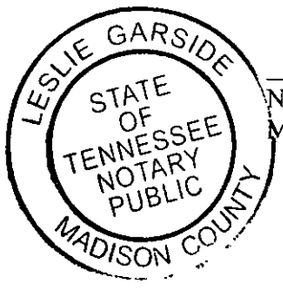
Leslie Garside
Notary Public
My commission expires: 12/23/2014

ANTONIO MINEO

STATE OF TENNESSEE
COUNTY OF Williamson

Personally appeared before me, a Notary Public, Antonio Mineo, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand and seal, this the 27 day of September, 2013.



Leslie Garside
Notary Public
My commission expires: 12/23/2014