THIS INSTRUMENT PREPARED BY:
Timothy L. Takacs, Attorney
201 Walton Ferry Road
P.O. Box 364
Hendersonville, TN 37077-0364

From information furnished by the parties.

Address New Owner(s)
Neil Davis and Claudia Elaine Davis
6900 Ridgerunner Court
Goodlettsville, TN 37072

Send Tax Bills To
Same

Map & Parcel No.
014 00 0 114.00

Warranty Deed

Grantor: Elizabeth McNeill (a widow)
Grantee: Neal Davis and wife Claudia Elaine Davis

That for the consideration hereafter expressed, Grantor has bargained and sold and does hereby bargain, sell, convey and confirm unto Grantee, as tenants by entirety, a certain tract or parcel of land located in Davidson County, Tennessee, more particularly described as follows:

BEGINNING at a concrete monument in the northern right of way of Binkley Road, being the S. E. corner of Garfield Newman land, and said monument being located 2860 feet east of Bidwell Road; thence with the E. line of said Newman land N. 14° 29' 57" E. 446 feet to an iron pin, N. E. corner of said Newman land; thence S. 68° 27' 16" E. 221 feet to an iron pin, the N. W. corner of Eddie Binkley land; thence with W. line of Eddie Binkley's land, S. 14° 30' 31" W. 435.80 feet to a concrete monument on north margin of right of way of Binkley Road; thence with northern right of way of Binkley Road, N. 73° W. 100 feet and N. 69° 30' W. 120.01 feet to the beginning, containing 2.228 acres, more or less, according to survey of Thomas H. Alley, Surveyor, license No. 922, Made November 15, 1985.

Being the same property conveyed to Borden McNeil and wife, Elizabeth McNeill by deed from Rick T. Puckett and wife, Brenda J. Puckett, of record in Book 7027, Page 920, Register's Office for Davidson County, Tennessee.

This is improved property, known as: 3480 Binkley Road, Joelton, Tennessee 37080.

Borden McNeil and Elizabeth McNeill were married at Franklin County, Tennessee on January 13, 1956. At the time of their marriage, neither was a party to any other marriage; their marriage continued uninterrupted until the death of Borden McNeill at Davidson County, Tennessee on April 6, 2002; and Elizabeth McNeill conveys as surviving tenant by the entirety.

TO HAVE AND TO HOLD this tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the Grantee, their heirs, successors, and assigns, in fee simple forever.

GRANTOR does hereby covenant with the Grantee that Grantor is lawfully seized and possessed of this land in fee simple, has a good right to convey it, and that the same is unencumbered except for:

Grantor does further covenant and bind Grantor, its successors and assigns, to warrant and forever defend the title to this land to the Grantee, their heirs, successors, and assigns against lawful claims of all persons whomsoever claiming by, through or under Grantor, but not further or otherwise, except as to those matters set forth above to which this conveyance is expressly made subject.

Signed on November 4, 2013.

Elizabeth McNeill by Claudia Elaine Davis

Elizabeth McNeill by Claudia Elaine Davis, Attorney-in-Fact, Grantor

BILL GARRETT, Davidson County
Trans:T20130094916 DEEDWARR
Recvd: 11/06/13 12:37 2 pgs
Fees:13.00 Taxes:622.34
20131106-0115217

State of Tennessee
County of Sumner

On November 4, 2013, personally appeared before me Claudia Elaine Davis, with whom I am personally acquainted or who proved to me on satisfactory evidence to be the person who executed the foregoing instrument as attorney-in-fact for Elizabeth McNeill, and who acknowledged that she executed the same as attorney-in-fact for Elizabeth McNeill.

Notary Public
My commission expires: Aug 23, 2016

TIMOTHY L. TAKACS STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

State of Tennessee
County of Sumner

The actual consideration or value of the property transferred, whichever is greater, is $168,200.00.

Subscribed and sworn to before me on November 4, 2013.

Neil Davis, Affiant

Notary Public
My commission expires: August 23, 2016

TIMOTHY L. TAKACS STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY