BILL GARRETT, Davidson County
Trans:T20130097202 DEEDWARR
Recvd: 11/14/13 14:34 2 pgs
Fees:13.00 Taxes:814.00
20131114-0117925

This Instrument Prepared by and Return to:
Bell & Alexander Title Services, Inc.
8110 Isabella Lane, 2nd Floor
Brentwood, TN 37027

BRITTANY GOINS
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater is $220,000.00.

Affiant

Subscribed and sworn before me this the 1st day of November, 2013.

Notary Public
My commission expires: 6-17-17

WARRANTY DEED

Address of New Owner:	Send Tax Bill to:	Tax Information:
Kathryn Rayburn	F&M Bank	93-4-46
616 Shelby Ave	10 Cadillac Drive, Ste 100	
Nashville, TN 37206	Brentwood, TN 37027	

For and in consideration of the sum of ten and no/100 dollars ($10.00), cash in hand paid by the hereinafter Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, STEVEN NEELY AND ASHLEY A. NEELY, HUSBAND AND WIFE, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to KATHRYN RAYBURN AND RYAN RAYBURN, WIFE AND HUSBAND, hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land, together with all tenements, hereditaments and appurtenances thereto located in Davidson County, State of Tennessee, described as follows:

Being Lot No. 153 in Williams Addition to Edgefield (now East Nashville) of record in Plat Book 21, Page 60, said Register's Office for Davidson County, Tennessee.

Said Lot fronts 50 feet on the south side of Shelby Avenue and runs back between parallel lines 175 feet to a 20 foot alley.

BEING the same property conveyed to Steven Neely and Ashley A. Neely, husband and wife, by Quitclaim Deed from Steven Neely, dated April 15, 2011, of record in Instrument No. 20110420-0030334, Register's Office for Davidson County, Tennessee.

Also being all of the same property conveyed to Steven Neely, an unmarried person, by deed from Williams-Munday Properties, LLC, an Alabama Limited Liability Company, of record in Instrument No. 20050928-0116301, dated September 6, 2005, Register's Office for said County.

Subject to all Easements and Restrictions of record.

THIS IS __X__ IMPROVED ____UNIMPROVED PROPERTY KNOWN AS 616 Shelby Ave, Nashville, TN 37206.

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/or assigns, forever. Grantors covenant with Grantees that Grantors 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. 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 successors, 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 the 1st day of November, 2013.

Steven Neely

Ashley A. Neely

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Steven Neely and Ashley A. Neely, 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 and official seal this 1st day of November, 2013.

My commission expires:

1/15/17

Notary Public

