BILL GARRETT, Davidson County
Trans:T20140000185 DEEDWARR
Recvd: 01/02/14 11:21 2 pgs
Fees:13.00 Taxes:1406.00
20140102-0000241

WARRANTY DEED

CHARLES A. SULLIVANT, JR. STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.
My Commission Expires

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $380,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 19th DAY OF Dec., 2013

Notary Public

MY COMMISSION EXPIRES: 12-6-16
(AFFIX SEAL)

MST 2013-1258

THIS INSTRUMENT WAS PREPARED BY:
James T. Oglesby, Attorney and Yvette L. Meldrum, Attorney
Mid-State Title & Escrow, Inc., 128 Holiday Court, Suite 125, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Brian F. Necaise and Jessica A. Necaise	New Owner	12901005400
(NAME)	(NAME)	
6544 Rolling Fork Drive		
(ADDRESS)	(ADDRESS)	
Nashville, TN37205		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **Curtis J. Navatta and Amanda Smith, as joint tenants with rights of survivorship,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Brian F. Necaise and wife, Jessica A. Necaise,** HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **DAVIDSON** COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

LAND in Davidson County, State of Tennessee, Being Lot No. 880, on the Plan of West Meade Farms, Inc., Section IX, as of record in Book 2331, Page 103, Register's Office for said County.

SAID Lot No. 880 fronts 150 feet on the northwesterly side of Rolling Fork Drive and runs back 725 feet on the northeasterly line and 690 feet on the southwesterly line to a dead line in the rear, on which it measures 147.2 feet.

BEING the same property conveyed to Charles D. Riddle and wife, Ann R. Riddle by warranty deed of William David Martin and wife, Julee S. Martin of record in Instrument No. 20000918-0092336, Register's Office for Davidson County, Tennessee, dated 09/15/2000.

Being the same property conveyed to Curtis J. Navatta, an unmarried person and Amanda Smith, an unmarried person, joint tenants with rights of survivorship, by Warranty deed of Charles D. Riddle and wife, Ann R. Riddle, of record in Instrument number 20120802-0068366, Register's Office of Davidson County, TN.

Subject to: Property taxes have been prorated and the Grantee has assumed payment thereof when same become due and payable, All matters appearing on the plan of record in Plat Book 2331, page 103, said Register's Office.

This property, known as 6544 Rolling Fork Drive, Nashville, TN 37205
(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 GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES 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 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/our hand(s) this 19th DAY OF Dec., 2013.

Curtis J. Navatta

Amanda Smith

STATE OF Tennessee

COUNTY OF Williamson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Curtis J. Navatta and Amanda Smith, as joint tenants with rights of survivorship, with whom I am personally acquainted (or provided to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 19th day of December, 2013.

Notary Public

My Commission Expires: 9/5/16

(SEAL)

