WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF Wilson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $242,000.00

Affiant

KIMIE PERRY STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF WILSON

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 9th day of January, 2014.

Notary Public

MY COMMISSION EXPIRES: 5.3.14

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Sidwell & Barrett, PC
Stewart Title Company Tennessee Division, 13026 Lebanon Road, Ste 100, Mt Juliet, TN 37122

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Peter S. McNeilly	Sumner Bank & Trust	13313011500
(NAME)	(NAME)	BILL GARRETT, Davidson County
932 Locklayer Street	967 A Grassland Pl	Trans:T20140003271 DEEDWARR
(ADDRESS)	(ADDRESS)	Recvd: 01/15/14 10:57 2 pgs
Nashville, TN 37208	Gallatin, TN 37066	Fees:13.00 Taxes:895.40
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	20140115-0004074

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, **Clint Haynes, married**, hereinafter called the GRANTOR(S), has bargained and sold, and by these presents do transfer and convey unto **Peter S. McNeilly and Anitha S. Ross, as joint tenants with right of survivorship**, 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. 69 on the Plan of Abbay Hall Subdivision, Section I, as of record in Book 2331, Page 18, Register's Office for said County, to which plan reference is hereby made for a more complete and accurate description.

Being the same property conveyed to David Gam and Patricia Gam by Warranty Deed dated 07/10/2003 from Mae Liang Gam, unmarried of record in Instrument 200307170100256, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Clint Haynes, unmarried by Warranty Deed dated 07/19/2013 from David Gam and Patricia Gam, husband and wife of record in Instrument 201307230075922, Register's Office for Davidson County, Tennessee. The said Clint Haynes having since married. Said property was never the marital residence of the Grantor.

All matters as set forth per Book 2331, Page 18, said Register's Office.
Restrictions of record in Book 2393, Page 267 and Book 2435, Page 514, said Register's Office.

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 510 Elaine Drive, Nashville, TN 37211
(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 my hand this 9th day of January, 2014.

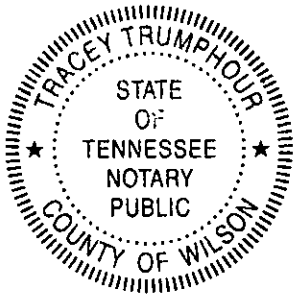
Clint Haynes by Chris Haynes his attorney in fact
Clint Haynes by Chris Haynes
his attorney-in-fact

State of Tennessee
County of Wilson

Before me, the undersigned Notary Public in and for the County and State aforesaid, personally appeared Chris Haynes, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she is the attorney-in-fact of Clint Haynes, and is authorized by him/her, and does hereby acknowledge the execution of this instrument on his/her behalf, by virtue of an instrument of record in Instrument No. 20140115000 40773, Register's Office of Davidson County, Tennessee.

Witness my hand and official seal this 9th day of January, 2014.

Tracey Trumphour
Notary Public
My commission expires: 8.14.17



RETURN TO:
Stewart Title Company Tennessee Division
13026 Lebanon Road, Ste 100
Mt Juliet, TN 37122