File Box 8

PREPARED BY (AND RETURN TO):

WILKINS & IVEY

Attorneys at Law

104 Woodmont Blvd., Suite 100

Nashville, Tennessee 37205

Phone (615) 298-3312 - Fax 292-8746

BILL GARRETT, Davidson County
Trans:T20140007624 DEEDWARR
Recvd: 02/03/14 11:09 2 pgs
Fees:13.00 Taxes:177.60
20140203-0009315

Christy Wilkins Ivey

Percy Wilkins, Jr. (retired)

W & I Ref:(_____) Title No: 53059

Dav. Co. File: Box 8

ADDRESS NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:
Lawrence Neeley Tonya Neeley 304 Deer Lake Drive Nashville, TN 37221	Regions Mortgage, Inc. 2050 Parkway Office Circle Birmingham, AL 35244

TAX MAP-PARCEL NUMBERS: 142030A30400C0

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$48,000.00 ,** cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned, **Earl Jay Anderson, unmarried,** hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Lawrence Neeley and wife, Tonya Neeley** hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

A Condominium Apartment in Davidson County, Tennessee, being Unit No. 304 of Deer Lake, a Retirement Community, a horizontal property regime pursuant to the Tennessee Horizontal Property Act, as shown on the Plan of record in Book 5050, pages 62 and 63, Register's Office for said County, to which source reference is hereby made for more complete details of description, together with the said Apartment's appurtenant undivided interest in the general and limited common elements of the Condominium.

Being the same property conveyed to Dorothy C. Thompson, unmarried by Warranty Deed from Ronald C. and Claynita S. Harris, husband and wife, dated October 4, 2001, recorded October 8, 2001, of record in Instrument No. 20011008-0109509, Register's Office for Davidson County, Tennessee By Quitclaim Deed, dated January 25, 2010, recorded January 26, 2010, of record in Instrument No. 20100126-0006542, said Register's Office. Dorothy C. Thompson conveyed subject property to Earl Jay Anderson, subject to the estate for life reserved to Dorothy C. Thompson. The said Dorothy C. Thompson has since died.

Description Reference: Described from information contained in recorded condominium documents.

This conveyance is subject to: Taxes for 2014, and subsequent years; The Plan, with Owner's Certificate, of record in Book 5050, Page 62 and 63, said Register's Office, which Plan shows minimum building set back lines and easements and to which Plan reference is hereby made for a more complete description.: The provisions of the condominium Master Deed and By-laws of record in Book 5097, page 529, Book 5141, page 82, Book 5154, page 834, Book 5168, page 668, and Book 7556, page 354, said Register's Office, which submits said property to a Horizontal Property Regime pursuant to the provisions of the Tennessee Horizontal Property Act and sets forth restrictions, assessments, liens and other matters. Easement for water line to Harpeth Valley Utilities District of record in Book 7542, page 230 and Book 6420, page 648, said Register's Office. Agreement for public utilities easement to Harpeth Valley Utility District of record in Instrument No. 20040511-0053727, said Register's Office.

This is improved property, known as: 304 Deer Lake Drive, Nashville, Tennessee 37221

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, Grantee's heirs or assigns, forever.

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out.

GRANTOR FURTHER COVENANTS and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS THE EXECUTION HEREOF this 30th day of January 2013.

Earl Jay Anderson

Earl Jay Anderson

State of TENNESSEE
County of DAVIDSON

On this 30th day of January, 2013, before me the undersigned authority, personally appeared Earl Jay Anderson, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

My Commission Expires: _____

DIANE K. MANN STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY My Commission Expires 01-24-2017

Diane K. Mann
Notary

State of TENNESSEE
County of DAVIDSON

AFFIDAVIT

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is $48,000.00

Rachel Fann
Affiant

Sworn and subscribed before me this the 30th day of January, 2013

My Commission Expires: _____

DIANE K. MANN STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY My Commission Expires 01-24-2017

Diane K. Mann
Notary Public