WARRANTY DEED

Davidson County DEEDWARR
Recvd: 03/21/14 11:56 2 pgs
Fees:13.00 Taxes:185.00
20140321-0023431

HAL E. WILSON, III
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER OR VALUE OF THE PROPERTY TRANSFERRED, WHICHEVER IS GREATER IS, $50,000.00.

LuAnn Maloney
Affiant

Subscribed and sworn to before me this 19th day of March, 2014

Notary Public
My Commission expires: 7/6/15
(Affix Seal)

THIS INSTRUMENT PREPARED BY
Nashville Title Insurance Corporation, 2818 Bransford Avenue, Nashville, Tennessee 37204

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBER:
The 5140 Ridge Hill Drive Trust	SAME	028-00-0-021.00
P.O Box 160772		
Nashville, TN 37216		

WITNESSETH: That for and in consideration of TEN dollars, cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, **Margaret A. Neeley**, hereinafter called the GRANTOR, does hereby bargain, sell, convey and confirm unto **Andy Maloney, as Trustee for The 5140 Ridge Hill Drive Trust**, their heirs and assigns, hereinafter called the GRANTEE, the following described real estate, situated and being located in Davidson County, Tennessee:

Land in the 14th Civil District of Davidson County, Tennessee, being part of Tract No. 2 of Edward W. Thompson property as described in Deed Book 4658, page 598, Register's Office for Davidson County, Tennessee.

Beginning at a point in the northerly margin of Ridge Hill Drive, said point being 2272.23 feet west of the westerly margin of the M.B. Spruill property, Book 3761, page 337, R.O.D.C.; thence North 4 deg. 59 min. East 1550 feet; thence North 84 deg. 38 min. West 100 feet; thence South 4 deg. 59 min. East 1550 feet to a point in the northerly margin of Ridge hill Drive, said point being 419.58 feet East of the easterly line of the National Council of Jewish Women, Book 3162, page 106 R.O.D.C.; thence with the northerly margin of said drive easterly 100 feet to the point of beginning and containing 3.5 acres, more or less.

Being the same property conveyed to Margaret A. Neely, by deed from L.J. Proctor, Jr., on July 8, 2003, of record in Instrument Number 20030708-0093975, Register's Office for Davidson County, Tennessee.

The property is subject to any and all existing easements and restrictions as shown of record including the following:

- Any inaccuracy in the area, square footage, or acreage of land described in Schedule A or attached plat, if any. The Company does not insure the area, square footage, or acreage of the land.

This is improved property known as: **5140 Ridge Hill Drive, Joelton, TN 37080**

TO HAVE AND TO HOLD The aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the GRANTEE, his heirs, successors and assigns in fee simple forever. And the GRANTOR does hereby covenant with the GRANTEE that he is lawfully seized in fee of the aforedescribed real estate; that he has a good right to sell and convey the same; that the same is unencumbered, and that the title and quiet possession thereto he will warrant and forever defend against the lawful claims of all persons.

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 our hands this March 19, 2014.

Margaret A. Neely
Margaret A. Neely

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **Margaret A. Neeley** to me known to be the person described in and who executed the foregoing instrument, and acknowledged that she executed the same for the purposes therein contained.

WITNESS my hand and Official Seal at office this March 19, 2014

My commission expires 7/6/15

Notary Public

HAL E. WILSON, III
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

I, Andy Maloney, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of TN
County of Davidson

Personally appeared before me, Hal Wilson, a notary public for this county and state, Andy Maloney, who acknowledges that this certificate of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My commission expires: 1-6-2015

CARL E. DUNPHY II
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

NOTARY PUBLIC
AT LARGE
Carl E. Dunphy II
My Commission Expires
1-6-2016
STATE OF TENNESSEE