THIS INSTRUMENT WAS PREPARED BY:

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BILL GARRETT, Davidson County
Trans:T20140024263 DEEDWARR
Recvd: 04/10/14 11:06 2 pgs
Fees:13.00 Taxes:144.30
20140410-0030035

ADDRESS NEW OWNER(S):

JONATHAN E. RICHARDSON and wife,
CARLA D. RICHARDSON
3222 CURTIS STREET
NASHVILLE, TENNESSEE 37218

SEND TAX BILLS TO:
Same

PARCEL ID: 07009005200

WARRANTY DEED

THAT 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, LARRY R. NEELY and wife, JUDY GALE NEELY,** hereinafter called the Grantor(s), **their** heirs and assigns, have bargained and sold, and by these presents do hereby **CONVEY, TRANSFER, REMISE, RELEASE, AND RELINQUISH** unto **JONATHAN E. RICHARDSON and wife, CARLA D. RICHARDSON,** the Grantee(s) herein, their heirs and assigns, certain tracts or parcels of land located in Davidson County, State of Tennessee, described as follows:

BEING part of Lot Number Nine (9) on the Plan of H. E. Simpkins, Division of L. G. Curtis Lands, of record in Book: 547, Page: 39, Register's Office for Davidson County, Tennessee, described as follows:

BEGINNING at a point in the center of Curtis Street, the common front corners of Lots Nos. 8 and 9, said plan; thence, Northeastwardly with the dividing line between said lots, 250 feet to the southerly line of Lot No. 10 on said plan; thence, Northwestwardly with the line between Lots 9 and 10, 100 feet to the Northeast corner of the property conveyed by Mrs. Cassie Page by deed or record in Book: 2203; Page: 420, said Register's Office; thence, Southwestwardly with the northeasterly line of the property conveyed by the above mentioned deed 250 feet, more or less, to the center of Curtis Street; thence, Northeastwardly along the center line of said street, 100 feet to the point of beginning.

AND BEING the same property conveyed to Larry R. Neely and wife, Judy Gale Neely by Warranty Deed from Sarah Jeanette Fleming, Johanna Lynn Parker, Barbara Joyce Merickle and Judy Gale Neely on September 23, 1993, as recorded in Record/Deed Book: 9089 Pages: 739-741 R.O.C.C.T.

This conveyance is made without the benefit of a survey or title search or opinion and said deed has been prepared by documents provided by the Grantor(s).

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 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, my heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee(s), **their** heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall be the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

WITNESS our hands this the **8th** day of **March, 2014**.

Larry R. Neely
LARRY R. NEELY, GRANTOR

Judy Gale Neely
JUDY GALE NEELY, GRANTOR

STATE OF TENNESSEE)
COUNTY OF CHEATHAM)

Personally appeared before me, the undersigned, a Notary Public, in and for said County and State, the within named bargainor, **LARRY R. NEELY and wife, JUDY GALE NEELY,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that **she/he** executed the within instrument for the purpose therein contained.

Witness my hand and official seal at 105 Sycamore Street, Ashland City, Tennessee 37015, this the ~~8th~~ day of **March, 2014**.

ERIC K. LOCKERT NOTARY PUBLIC STATE OF TENNESSEE CHEATHAM COUNTY, TN

Notary Public My Commission Expires: 10/19/2014

STATE OF TN)
COUNTY OF Cheatham)

As required by *Tennessee Code Annotated Section 67-4-409 a(4) and (a)(6)(A)* the undersigned being Grantee(s), Grantee's agent, or a trustee acting for Grantee, after first being duly sworn, makes oath that the actual consideration for this transfer or the value of the property transferred, whichever is greater, is **THIRTY-NINE THOUSAND DOLLARS ($39,000.00 DOLLARS).**

Jonathan E. Richardson
JONATHAN E. RICHARDSON, Affiant

Carla D. Richardson
CARLA D. RICHARDSON, Affiant

ERIC K. LOCKERT NOTARY PUBLIC STATE OF TENNESSEE CHEATHAM COUNTY, TN

Sworn to and subscribed before me, this 8th day of March, 2014.

Notary Public My Commission Expires: 10/19/2014