BILL GARRETT, Davidson County
Trans:T20140032191 DEEDWARR
Recvd: 05/09/14 09:20 2 pgs
Fees:13.00 Taxes:1098.90
20140509-0039665

141.079
PREPARED BY: +Returto:
Land Title South, Inc.
3326 Aspen Grove Drive, Suite 400
Franklin, TN 37067

WARRANTY DEED

THIS INDENTURE is made and entered into this 5th day of May, 2014 by and between James Christopher Neese and wife, Kimberly Hart Neese, hereinafter referred to as GRANTOR, and Joel Alan Henley, Jr. and Sarah Day Henley husband and wife, hereinafter referred to as GRANTEE.

W I T N E S S E T H: That for and in consideration of Ten Dollars ($10.00) and other good and valuable consideration, the receipt of which is hereby acknowledged, the GRANTOR does hereby bargain, sell, transfer and convey unto the GRANTEES the following described property lying in City of Nashville, County of Davidson, State of Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot No. 7, Traceside, Section Nine, as shown on plat of record in Instrument No. 20000103-0000455, in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed to James Christopher Neese and wife, Kimberly Hart Neese by Warranty Deed from Ryan N. Tabor and wife, Victoria G. Tabor dated March 15, 2012, recorded March 19, 2012, of record in Instrument No. 20120319-0023221, Register's Office for Davidson County, Tennessee.

This is [X]improved [ ]unimproved property known as: 1508 Bellafonte Ct, Nashville, TN 37221

TO HAVE AND TO HOLD said land with the appurtenances, hereditaments, estate, title and interest unto GRANTEE, GRANTEE'S heirs, successors and assigns forever. The GRANTOR does covenant and agree with the said GRANTEE that GRANTOR is lawfully seized and possessed of the said real estate and that GRANTOR has a good and lawful right to sell the same. The GRANTOR further covenants that the same is unencumbered except as otherwise set forth herein, and that the title and quiet possession thereto GRANTOR will forever warrant and defend against the lawful claims of all persons whomsoever.

WITNESS MY HAND on the day and year first above written.

James Christopher Neese

Kimberly Hart Neese

INDIVIDUAL
STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, a Notary Public of said county and state, James Christopher Neese and wife, Kimberly Hart Neese, to me known to be the person(s) described in and who executed the foregoing instrument, and acknowledged that such person(s) executed the same as such person's free act and deed.

Witness my hand, at office, this 5th day of May, 2014.

Notary Public

My Commission Expires: My Commission Expires October 30, 2016

LEAH A. TURNER STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

Name and Address of Property Owner:
Joel Alan Henley, Jr. and Sarah Day Henley
1508 Bellafonte Ct,
Nashville, TN 37221

Send Tax Statements to:
Franklin American Mortgage Co
501 Corporate Centre Drive Ste 400
Franklin TN 37067

Map & Parcel: 155-16-0-A-330.00 CO

AFFIDAVIT OF VALUE

STATE OF TENNESSEE
COUNTY OF Davidson

I hereby swear or affirm that the actual consideration for this transfer, or value of the property or interest in property transferred, whichever is greater is $297,000.00 which amount is equal to, or greater than, the amount which the property, or interest in property transferred, would command at a fair and voluntary sale.

Leslie M Collum
Affiant

Sworn to and subscribed before me, a Notary Public, this 5th day of May, 2014.

Notary Public

My Commission Expires: My Commission Expires October 30, 2016

LEAH A. TURNER STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

RETURN TO:

Land Title South, Inc.
3326 Aspen Grove Drive, Suite 400
Franklin, TN 37067

14-1-079