BILL GARRETT, Davidson County
Trans:T20140034966 DEEDWARR
Recvd: 05/20/14 09:55 2 pgs
Fees:13.00 Taxes:1864.43
20140520-0043158

Warranty Deed

JOHN GLEAVES NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration or value, whichever is greater, for this transfer is $503,900.00. Affiant Subscribed and sworn to before me, this the 15th day of May, 2014. Notary Public My commission expires: 3-6-18

THIS INSTRUMENT WAS PREPARED BY
WAGON WHEEL TITLE
202 SOUTH 11TH STREET
NASHVILLE, TN 37206
615.650.5100

Address of New Owner(s) as follows:	Send Tax Bills To:	Map/Parcel Numbers:
Donald Gower Allison Gower	Amerisave Mortgage Corp.	
1807 Fatherland St.	One Capital City Plaza 3350 Peach Tree Rd. NE, Ste. 1000	08314015000
Nashville, TN 37206	Atlanta, GA 30326	

FOR AND IN CONSIDERATION OF THE SUM OF ONE DOLLAR ($1.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE, **BRIAN C. NEAL AND ANNA W. NEAL FKA ANNA M. WARNOCK, HUSBAND AND WIFE**, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **DONALD GOWER AND ALLISON GOWER, HUSBAND AND WIFE**, HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/THEIR HEIRS AND 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. 39, Block "B" on the Plan of Priest Home Place of record in Plat Book 161, Page 102, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Brian C. Neal and Anna M. Warnock, both unmarried by deed from Ann E. Snead and husband, Kevin Snead of record in Instrument No. 20080725-0076484 Register's Office for Davidson County, Tennessee, dated July 25, 2008 and recorded on July 25, 2008.

This conveyance is subject to all restrictions, easements and planning documents of record, and current year's taxes and subsequent years, a lien not yet due and payable.

This is improved property known as 1807 Fatherland St., Nashville, TN 37206.

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), his/her/their heirs and assigns forever; and I/we do covenant with the said GRANTEE(S) that I/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 I/we do further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and

forever defend the title to the said land to the said GRANTEE(S), his/her/their heirs and assigns, against the lawful claims of all persons whomsoever.

Wherever used, the singular number shall include the plural, the singular, and the use of any gender shall be applicable to all genders.

WITNESS MY/OUR HANDS EFFECTIVE AS OF THE 15th day of May, 2014.

Brian C. Neal

Anna W. Neal FKA Anna M. Warnock

Anna W. Neal FKA Anna M. Warnock

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Brian C. Neal and Anna W. Neal FKA Anna M. Warnock, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this 15th day of May, 2014.

J. Brandon Miller

Notary Public

My Commission Expires: 9-9-2014

J. BRANDON MILLER
STATE OF TENNESSEE NOTARY PUBLIC
EXP. SEPT. 9, 2014
DAVIDSON COUNTY

Return To:
Rudy Title and Escrow, LLC
2012 21st Ave. South
Nashville, TN 37212