Davidson County DEEDWARR
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Fees:23.00 Taxes:4014.50
20140624-0054741

THIS INSTRUMENT PREPARED BY: **Mudter & Patterson** **An Association of Attorneys** **2000 Richard Jones Road** **Suite 110** **Nashville, Tennessee 37215** **Record & Return To:** **First Title & Escrow Co., Inc.** **FTEC File No. 31771-04-2014** File Box 9-B	STATE OF TENNESSEE, COUNTY OF DAVIDSON: The actual consideration or value, whichever is greater, for this transfer is: $1,085,000.00. Robert McNeilly Affiant Subscribed and sworn to before me this 23rd day of June, 2014. Notary Public My Commission Expires:

GEORGE E. MUDTER JR. STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.
My Commission Expires MAY 3, 2016

WARRANTY DEED

Address New Owner: Robert McNeilly, Caroline McNeilly 5543 Stanford Drive Nashville, TN 37215	**Send Tax Bills To:** Bank of Nashville div Synovus Bank 401 Church Street Nashville, TN 37219	**Tax Information:** Map and Parcel No.: 131 130 00500

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Deborah Hudson, married**, ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Robert McNeilly and wife, Caroline McNeilly** ("Grantee"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

This is improved property located at 5543 Stanford Drive, Nashville, TN 37215

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantee, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except as set out on Exhibit "A" hereto. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantee, its successors, heirs and assigns against the lawful claims of all persons, except as set out on Exhibit "A" hereto.

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

John Hudson, spouse of Deborah Hudson, joins in the execution of this instrument to convey any marital interest he may have in subject property.

IN WITNESS WHEREOF, Grantor has executed this instrument on the 23rd day of June, 2014.

Deborah Hudson

John Hudson

STATE OF TENNESSEE, COUNTY OF DAVIDSON SS.:

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, **Deborah Hudson and John Hudson**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 23rd day of June, 2014.

Notary Public

My Commission Expires:

GEORGE E. MUDTER, JR.
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires MAY 3, 2016

EXHIBIT "A"

Land in Davidson County, Tennessee, being the southerly 375 feet of Lot No. 28 on Stanford and Criswell Revised Plan of Westwood, of record in Book 974, page 14, Register's Office for Davidson County, Tennessee.

Said Lot fronts 200 feet on the northerly side of Stanford Drive and runs back between parallel lines 375 feet to a dead line.

Being the same property conveyed to Deborah Hudson, married, by quitclaim deed dated September 22, 1999, from Robert L. Scruggs, Trustee, of record in Book 11672, page 457, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to:

1. Taxes for the year 2014, a lien, but not yet due and payable, which have been prorated and assumed by the Grantee.
2. All matters appearing on the Plan of record as Book 974, page 14, Register's Office for Davidson County, Tennessee.
3. Easements to the Metropolitan Government of Nashville and Davidson County for sanitary sewers and/or storm drainage, of record in Book 6733, page 953, Register's Office for Davidson County, Tennessee.
4. Easement for vista maintenance of record in Book 6307, page 844, revised in Book 6406, page 588, Register's Office for Davidson County, Tennessee.
5. Easement for gas pipeline of record in Book 3464, page 163, amended in Book 3672, page 427, Register's Office for Davidson County, Tennessee.

True Copy Certification

I, Elizabeth J. Smith, 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.

Elizabeth J. Smith

State of Tennessee
County of Davidson

Personally appeared before me, the undersigned, a notary public for this county and state, Elizabeth J. Smith, who acknowledged that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary Public

My commission expires

