Prepared By & Return To:
Tennessee Title Services, LLC
6 Cadillac Drive, Suite 100
Brentwood, TN 37027
14-0653

BILL GARRETT, Davidson County
Trans:T20140059393 DEEDWARR
Recvd: 08/13/14 10:14 2 pgs
Fees:13.00 Taxes:462.50
20140813-0073056

TRACEY PERRY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES
March 3, 2015

STATE OF Tennessee
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $125,000.00

Emily Jones
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 8th day of August, 2014

Tracey Perry
Notary Public
Commission Expires: 3-3-15

Address of New Owner	Send Tax Bills To:	Map & Parcel
Melissa Looney 4080 Manning Hollow Road Pegram, TN 37143	First Libery Financial Group, LLC 9520 Ormsby Station Road Suite 20 Lousiville, KY 40223	112-00-0-067.00

WARRANTY DEED

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE,

Shaun Conley and Lindy J. Conley, husband and wife

HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Melissa Looney, a single woman

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

BEING a tract of land in the Thirty-Fifth Councilmanic District of Davidson County, Tennessee, and being the same property previously conveyed to Jonathan Butler et ux, as evidenced in Instrument Number 20040811-0097034, in the Register's Office of Davidson County, Tennessee (RODC, TN). Said property being more particularly described as follows:

BEGINNING at a bent iron pipe old in the Southerly margin of Manning Hollow Road at a distance of 15.5 feet from the center of said road, said iron pipe old also being the Northwest boundary corner of the Cory Lee Green property, as evidenced in Book 11359, Page 71, RODC,TN; thence with the West boundary line of the said Green property, South 8 deg. 32 min. 16 sec. West, at a distance of 1,258.03 feet, crossing the branch to an iron rod old in the North boundary line of the Jesse Warner Chester Property, as evidenced Instrument Number 20050620-0070129, RODC, TN; said iron rod old lying 172.02 feet from the Northeast boundary corner of the said Chester Property; thence with the North boundary line of the said Chester Property, North 49 deg. 17 min. 42 sec. West, at a distance of 207.75 feet crossing the branch to a point at the Southeast boundary corner of the Larry D. Roberts et ux Property, as evidenced in Book 10391, Page 713, RODC, TN; thence with the East boundary line of the said Roberts Property, North 7 deg. 34 min. 36 sec. East, passing through an iron rod old at a distance of 28.41 feet and passing through an iron rod old at a distance of 1,205.88 feet and on in all at a distance of 1,248.10 feet to a point in the Southerly margin of Manning Hollow Road; thence with said South margin with a non-tangent curve to the right having a radius of 660.09, an arc length of 89.74 and a chord bearing of South 57 deg. 58 min. 11 sec. East, at a chord distance of 89.67 to a point; thence with a tangent curve to the right having a radius of 805.21, an arc length of 131.62 and a chord bearing of South 51 deg. 59 min. 11 sec. East, at a chord distance of 131.59 to the point of beginning, containing 5.35 acres, more or less, according to a survey by Stephen B. Murrell, TN RLS 2462 of Xcel Land Surveying on April 21, 2012.

BEING the same property conveyed to Shaun Conley and wife, Lindy J. Conley by Warranty Deed from Fannie Mae A/K/A Federal National Mortgage Association, dated 8/9/12 and recorded 9/14/12 in Instrument Number 20120914-0083812; and the same property previously conveyed to Federal National Mortgage Association by Warranty Deed from Bank of America, N.A., Successor by Merger to BAC Home Loans Servicing, L.P. f/k/a Countrywide Home Loans Servicing, L.P., dated 7/31/12 and recorded 8/6/12 in Instrument Number 20120806-0069860; and previously conveyed to Bank of America, N.A., Successor by Merger to BAC Home Loans Servicing, L.P. f/k/a Countrywide Home Loans Servicing, L.P. by Warranty Deed from Jonathan Butler and Emily K. Butler, dated 3/20/12 and recorded 5/15/12 in Instrument Number 20120515-0041805, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

The foregoing legal description is the same as contained in the resource of title shown above.

This is improved property known as: 4080 Manning Hollow Road, Pegram, TN 37143.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we so covenant with the said GRANTEES 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, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever uses, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Dated this the 8th day of August, 2014.

Shaun Conley

Lindy J. Conley

STATE OF Ohio
COUNTY OF Tuscarawas

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

Witness my hand and official seal at Newcomerstown, Ohio this 8th day of August, 2014.

Rebecca A. Allen
Notary Public
My Commission Expires: Aug. 20, 2018

(Notary Seal)



Rebecca A Allen
Notary Public, State of Ohio
Commission Expires: Aug. 20, 2018