WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $170,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29th DAY OF AUGUST, 2014.

Notary Public

MY COMMISSION EXPIRES: 2/24/18 (AFFIX SEAL)

JENNIFER CROWELL STATE OF TENNESSEE NOTARY PUBLIC LEWIS COUNTY

G-ZR-14-1405

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

BILL GARRETT, Davidson County
Trans:T20140065592 DEEDWARR
Recvd: 09/04/14 08:09 2 pgs
Fees:13.00 Taxes:629.00
20140904-0080687

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	
Joel Tyler King and Heather Denene King	New Owner	
(NAME)	(NAME)	**06301001200**
1405 Neelys Bend Road		
(ADDRESS)	(ADDRESS)	
Madison, TN 37115		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, I/we **GOOD NEIGHBOR PROPERTIES, LLC, A TENNESSEE LIMITED LIABILITY COMPANY,** hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **JOEL TYLER KING AND HEATHER DENENE KING, HUSBAND AND WIFE** hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

Certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

Being a part of the North part of Lot No. 1 of Nawakwa Hills Annex of record in Book 843, Page 64, Register's Office for Davidson County, Tennessee, and described partially according to a copy of a survey made by H. Gee, dated September 13, 1951, and more particularly described according to a copy of a later survey made by H. Gee, dated 1963, as follows: Beginning at a concrete margin in the South margin of Nawakwa Trail as now located and said monument being located at the beginning of a curve at the intersection of Nawakwa Trail North 66 degrees 13' East 105.13 feet to a point in the South margin of Nawakwa Trail; thence South 23° 47' East 198.73 feet to a point; thence South 66° 13' West 145.99 feet to a concrete monument in the East margin of Neeley's Bend Road; thence North 17° 20' West along the East margin of Neeley's Bend Road, 182.1 feet to a concrete monument at the beginning of a curve having a radius of 20 feet; thence around the said curve at the intersection of Nawakwa Trail and Neeley's Bend Road to a concrete monument, being the point of beginning.

Being the same property conveyed by Quitclaim Deed from Justin Matthew Amaral and Laura Jo Amaral, husband and wife to Good Neighbor Properties, LLC as recorded on the 25th day of March, 2014 in Instrument No. 20140325-0024400; Cash Deed for Tennessee from Shaun Donovan, The Secretary of Housing and Urban Development, of Washington, D.C. to Justin Matthew Amaral and Laura Jo Amaral, husband and wife as recorded on the 25th day of March, 2014 in Instrument No. 20140325-0024399; Trustee's Deed from Arnold M. Weiss, as Trustee to Secretary of Housing and Urban Development of Washington, D.C. as recorded on the 23rd day of January, 2014 in Instrument No. 20140123-0006459 and Warranty Deed from James Ira Brooks, Trustee for The James Ira and Kathryn J. Brooks Revocable Living Trust to Ruth P. Bonnabel as recorded on the 5th day of August, 2004 in Instrument No. 20040805-0094478, in the Register's Office of Davidson County, Tennessee.

This conveyance is subject to:
- County of Davidson taxes for the year 2014 and thereafter, not yet due and payable.
- Plat of NAWAKWA HILLS ANNEX, as recorded in Plat Book 843, Page(s) 64, said Register's Office.
- Easement for Gas Service Line, recorded in Book 10359, Page 617, said Register's Office.
- Subject to an Ordinance Bill No. 092-231.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **1405 Neelys Bend Road, Madison, Tennessee 37115**.

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

Witness my/our hand(s) this the 29th DAY OF AUGUST, 2014.

Good Neighbor Properties, LLC

BY: _____
Justin M. Amaral
Member

BY: _____
Laura J. Amaral
Member

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, JUSTIN M. AMARAL, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who acknowledged himself/herself to be the MEMBER of GOOD NEIGHBOR PROPERTIES, LLC the within named bargainor, a limited liability company, and that he/she as such MEMBER executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the 29th of August, 2014.

_____
Notary Public
My Commission Expires: 10/18/16
(SEAL)

DANA DELWORTH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, LAURA J. AMARAL, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who acknowledged himself/herself to be the MEMBER of GOOD NEIGHBOR PROPERTIES, LLC the within named bargainor, a limited liability company, and that he/she as such MEMBER executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the 29th of August, 2014.

_____
Notary Public
My Commission Expires: 10/18/16
(SEAL)

DANA DELWORTH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212