Davidson County	**DEEDWARR**
Recvd: 09/16/14 15:30	**3 pgs**
Fees:18.00 Taxes:388.13	
20140916-0084953	

WARRANTY DEED

REBECCA MOSS STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY MY COMMISSION EXPIRES DECEMBER 18, 2017

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $104,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 12th day of Sept. 2014

Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Foundation Title & Escrow, 381 Mallory Station Rd, Suite 202, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO(S).
Kayla Neal, a single woman, and Bethany Rich, a single woman, as joint tenants with right of survivorship	Ark-La-Tex Financial Services, LLC	044 05 0 002.00
(NAME)	(NAME)	
126 Scenic View Road	5160 Tennyson Parkway, Suite 2000 W	
(ADDRESS)	(ADDRESS)	
Old Hickory, TN 37138	Plano, TX 75024	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of One Hundred Four Thousand Nine Hundred And No/100 Dollars ($104,900.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I/WE, **New Light Properties LLC, a Tennessee limited liability company**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Kayla Neal, a single woman, and Bethany Rich, a single woman, as joint tenants with right of survivorship**, 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:

A certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit: Being Tract No. 3 on the unrecorded plan of H. A. Youngblood's Subdivision, described according to Map by Cantrell, Connell & Morrison, May 1954, as follows:

Beginning at a point on the southwesterly margin of Scenic Drive, 140.3 feet northwesterly from the northeast corner of the property conveyed to L. J. Woodard and wife, by deed of record in Book 1733, Page 121, Register's Office for Davidson County, Tennessee; thence with the margin of said Drive, North 47 degrees 47' West 39.2 feet to the beginning of a curve; thence with said curve, westerly 23.56 feet to a point on the southeasterly margin of Shelby Street; thence with the margin of said street, South 42 degrees 13' West 120 feet to the common corner of Tracts 1 and 22; thence with the line between said Tracts South 47 degrees 47' East 54.2 feet to the common corner of Tracts 2 and 3; thence with the line between said tracts, North 42 degrees 13' East 135 feet to the beginning.

File Number: NAT-140823

Being the same premises conveyed by Daniel Allen McElhiney, unmarried to New Light Properties, LLC, a Tennessee limited liability company by Warranty Deed dated May 30, 2014 and recorded June 2, 2014 in Instrument No. 20140602-0047077, in said Register's Office for Davidson County, Tennessee. Being the same premises conveyed by Janet Eileen McElhiney to Daniel Allen McElhiney by Quitclaim Deed dated May 25, 2010 and recorded May 28, 2010 in Instrument No. 20100528-0041340, in said Register's Office for Davidson County, Tennessee.

This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

unimproved ☐
This is improved ☒ property, known as 126 Scenic View Road, Old Hickory, TN 37138

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 do covenant with the said Grantees that we are lawfully seized and possessed of said land in fee simple, has 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 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 our hands this 5th day of September, 2014.

New Light Properties LLC

By: Tiberiu Miko
Its: Member

STATE OF Tennessee

County OF Wilson

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Tiberiu Miko with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himselff to be the Member and is authorized to execute the instrument on behalf of New Light Properties, LLC the within named bargainor, and that he as such Member executed the foregoing instrument for the purposes therein contained, by signing the name of the limited liability company, by himself as Member.

Witness my hand and official seal, this the 12 of September, 2014.

Notary Public

My Commission Expires: 10.5.2015

(SEAL)

JULIA A. HIRT
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

File Number: NAT-140823

True Copy Certification

I, Connie Buchanan, do hereby make oath that I am 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.

Connie Buchanan

State of Tennessee

County of Wilson

SS:

Personally appeared before me, Rebecca Moss, a notary public for this county and state, Connie Buchanan, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Rebecca Moss

My Commission Expires: 12/18/17

