WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $176,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 23rd DAY OF SEPTEMBER, 2014.

Notary Public

MY COMMISSION EXPIRES: 9-26-16

(AFFIX SEAL)

CHERYL A. DILLON STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Premier Escrow, LLC, 4301 Hillsboro Pike, Suite 300, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Kathleen Kelly	Highlands Residential Mortgage, LTD.	
(NAME)	(NAME)	
503 Sloan Rd.	12001 N. Central Expressway, Ste. 750	103.08-0B-503 CO
(ADDRESS)	(ADDRESS)	
Nashville, TN 37209	Dallas, TX 75243	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, WE, **KEVIN L. MCNEIL, MARRIED,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **KATHLEEN KELLY, AN UNMARRIED PERSON,** 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:

Land in Davidson County, Tennessee, being Unit No. 503 of Parklane Condominiums, a horizontal property regime established by Master Deed of record in Book 7400, Page 130, Register's Office for said county, to which reference is hereby made for a more complete legal description.

Being the same property conveyed to Kevin L. McNeil, a single man by Warranty Deed from David A. Floyd, Jr., recorded on the 30th day of October, 2006 in Instrument No. 20061030-0134205, in the Register's Office of Davidson County, Tennessee.

This was not the marital residence for the Grantor.

This conveyance is subject to (a) 2014 real property taxes; (b) charter of record in Book 7710, Page 305, amended in Book 7895, Page 173, said Register's Office; and (c) restrictive covenants of record in Book 7400, Page 130, said Register's Office.

unimproved ☐

This is improved ☒ property, known as 503 Sloan Rd., Nashville, TN 37209

(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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

BILL GARRETT, Davidson County
Trans:T20140074523 DEEDWARR
Recvd: 10/03/14 08:28 2 pgs
Fees:13.00 Taxes:654.53
20141003-0091405

Witness my hand this 22nd day of September, 2014.

+ Kevin L. McNeil by Kenneth D. McNeil Sr. attorney in Fact

Kevin L. McNeil , By; Kenneth D. McNeil, Sr.,
Attorney in Fact

STATE OF TENNESSEE

COUNTY OF Davidson

On this 22nd day of September, 2014, before me personally appeared Kenneth D. McNeil, Sr., to me known to be the person who executed the foregoing instrument on behalf of Kevin L. McNeil and acknowledged that he executed the same as the free act and deed of Kevin L. McNeil.

Witness my hand and official seal at Nashville, Tennessee this 22 day of September, 2014.

Commission expires:

Notary Public

KEVIN D. MONTGOMERY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires NOV. 3, 2015