ADDRESS NEW OWNER:
Natalie Ray and Jacob Ray
5109 Amalie Drive
Nashville, TN 37211

SEND TAX BILL TO:
F&M Bank
10 Cadillac Drive, Suite 100
Brentwood, TN 37027

MAP PARCEL NOS.:
16107003300

BILL GARRETT, Davidson County
Trans:T20140077663 DEEDWARR
Recvd: 10/15/14 11:12 3 pgs
Fees:18.00 Taxes:644.91
20141015-0095179

This instrument prepared by: Cindy S. Smith, P.C., Attorney at Law
P.O. Box 292004
Nashville, TN 37229

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN and No/100 ($10.00) DOLLARS cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which are hereby acknowledged, We, **Samuel David Neal and Tamera Sue Neal and Kristi Neal Jones** (the "Grantors"), have bargained and sold, and by these presents do transfer and convey unto **Natalie Ray and husband, Jacob Ray** (the "Grantees"), Grantees' successors and assigns, a certain tract or parcel of land in **Davidson County**, State of Tennessee, being more particularly described as follows, to wit:

Land in the 6th Civil District of Davidson County, Tennessee, being Lot No. 87 on the Plan of McMurray Woods, Section One, as of record in Book 2900, Page 99, Register's Office for Davidson County, Tennessee.

Said Lot No. 27 fronts 115 feet on the southwesterly side of Amalie Drive, and extends back between lines, 349.45 feet on the northwesterly line and 354.8 feet on the southeasterly line, to a dead line in the rear, measuring 115.2 feet thereon.

Being the same property conveyed to Sam C. Neal and wife, Delores B. Neal, from McDowell Real Estate Corp., by Warranty Deed recorded on November 27, 1967, in Book 3311, Page 385, Register's Office for Davidson County, Tennessee. The said Delores B. Neal died on July 19, 2010, leaving Sam C. Neal as the surviving tenant by the entirety. The said Sam C. Neal died on April 16, 2013, and by virtue of this Last Will and Testament, devised the subject property to Samuel David Neal, Tamera Sue Neal and Kristi Neal Jones. See Order for Muniment of Title recorded simultaneously herewith in in Instrument No. 20141015-0095177 **, said Register's Office. Sam C. Neal is one and the same person as Sam Chandler Neal.**

This is property with a common address of **5109 Amalie Drive, Nashville, TN 37211**.

CONVEYANCE OF SAID PROPERTY IS MADE SUBJECT TO THE FOLLOWING:
(1) Property taxes for the current year and all subsequent years, taxes for the current year being prorated and payment of same being paid by the Grantors; (2) All matters appearing on the Plan of record in Book 2900, Page 99, Register's Office for Davidson County, Tennessee; (3) Easement and/or Right of Way for sewer main in favor of First Suburban Water Utility District of record in Book 4653, Page 737, said Register's Office.

Grantors warrant that the subject property has never been used as either of their marital residence and is not subject to any marital interests therein.

Property conveyed "AS IS."

TO HAVE AND TO HOLD the said tract or parcel of land with the appurtenances, estate, title, and Interests thereto belonging to the said Grantees, Grantees' successors and assigns, in fee simple forever.

And Grantors do covenant with the said Grantees that Grantors are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered except as set forth herein.

And Grantors do further covenant and bind themselves, their heirs, representatives and assigns, to warrant and forever defend the title to the Property to the said Grantees, their successors and assigns against the lawful claims of all persons whomsoever.

When necessary for proper construction, the singular shall include the plural and the plural shall include the singular, and the reference to any gender shall include reference to any and all genders.

IN WITNESS WHEREOF, the Grantors have caused this Deed to be executed this 14th day of October, 2014.

A _____
Samuel David Neal

A _____
Kristi Neal Jones

A _____ Attorney in Fact
Tamera Sue Neal

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named **Samuel David Neal and Kristi Neal Jones** , with whom I am personally acquainted, or who 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 and official seal at office this **14th** day of **October 2014.**

_____
Notary Public
My Commission Expires:

CINDY S. SMITH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.
My Commission Expires MAR. 7, 2017

STATE OF TENNESSEE
COUNTY OF Davidson

On this 14th day of October 2014, personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named Samuel David Neal, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained, and who further acknowledged that s/he is the Attorney-in-Fact of Tamera Sue Neal, and is authorized by her/him to execute this instrument on her/his behalf by virtue of a Specific Durable Power of Attorney to Sell Real Property recorded in Instrument No. 20141015-0095178 in the Register's Office for Davidson County, Tennessee.

Witness my hand and official seal at office, this 14th day of October 2014.

_____
Notary Public
My Commission Expires: _____

CINDY S. SMITH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.
My Commission Expires MAR. 7, 2017

File No. 1410-170

STATE OF TENNESSEE
COUNTY OF Davidson
The actual consideration or value, whichever is greater for this transfer is $174,300.00.

Affiant

Subscribed and sworn before me this 14th day of October, 2014.

Notary Public
My Commission Expires: _____

CINDY S. SMITH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires MAR. 7, 2017