BOX:13
PG#8903

This Instrument Prepared By:
KRIS OLIVER, Attorney
Advance Title Services, LLC
239 John R. Rice Blvd., Suite. C
Murfreesboro, Tennessee 37129

MAP/GROUP/PARCEL 176050B039.00
Account Number:

From Information Furnished by the Parties

NAME & ADDRESS OF NEW OWNER:
Nae' Shara Dionne Neal-Cockrill
5332 Sunnyvale Drive
Antioch, TN 37013

SEND TAX BILLS TO:
Wells Fargo
2801 4th Ave S. 3rd Floor
Minneapolis MN 55408

WARRANTY DEED

FOR AND IN THE CONSIDERATION OF TEN AND NO/100 DOLLARS ($10.00), cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, I/WE the undersigned, **LINDA BALLINGER, AN UNMARRIED WOMAN** "Grantor(s)" have this day bargained and sold and do hereby transfer and convey unto **NAE SHARA DIONNE NEAL-COCKRILL, A MARRIED WOMAN** "Grantee(s)", her heirs and assigns, forever, the following described real estate situated in Davidson County, State of Tennessee, to-wit:

LAND lying in Davidson County, State of Tennessee, and being more particularly described as follows, to-wit:

BEING all of Lot No. 134, Hickory Woods Estates, Section 'C', according to plat and survey of same appearing of record in Plat Book 6900, page 885, of the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for more complete details of location and description of said lot.

BEING the same property conveyed to Linda Ballinger, unmarried, by Warranty Deed from Jason Camperlino and Brandy Camperlino, husband and wife, dated June 26, 2007, appearing of record in Instrument No. 20070629-0077654, of the Register's Office of Davidson County, Tennessee.

THIS CONVEYANCE IS SUBJECT TO:

All matters shown on the Plan of record in Plat Book 6900, page 885; Restrictive covenants of record in Deed Book 9678, page 187 and Deed Book 9616, page 470 and Deed Book 9616, page 477 and Deed Book 9678, page 213; By-Laws of Hickory Woods Estates Homeowner's Association of record in Deed Book 7932, page 648 all in the Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO restrictive covenants, easements and setback lines that are applicable to the above described property, and of record, and to all zoning and subdivision restrictions of the appropriate governmental body, along with any easements and right of ways of public roads and utilities.

This is improved property known as 5332 Sunnyvale Drive, Antioch, TN, 37013.

TO HAVE AND TO HOLD the said real estate, together with all of the appurtenances, estate and title thereunto belonging unto the said Grantee(s), her heirs and assigns, forever.

The undersigned covenants with the said Grantee(s) that she is lawfully seized and possessed of said parcel of real estate, and that she has a good and lawful right to convey the same; and that the same is unencumbered, except for the 2014 real property taxes which have been prorated between the parties and are assumed by the Grantee(s).

The undersigned further covenants and binds herself, her heirs and assigns, to forever warrant and defend the title to the said real estate unto the said Grantee(s), her heirs and assigns, against the lawful claims of all persons, whomsoever.

BILL GARRETT, Davidson County
Trans:T20140079070 DEEDWARR
Recvd: 10/21/14 09:50 2 pgs
Fees:13.00 Taxes:521.70
20141021-0096848

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

Possession of said real estate is to be given by the Grantor(s) to the Grantee(s) with delivery of this deed.

IN WITNESS WHEREOF, the undersigned has executed this instrument on this the 10th day of October, 2014

Linda L Ballinger

Linda Ballinger

STATE OF TENNESSEE)
)
COUNTY OF RUTHERFORD)

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, Linda Ballinger, the within named bargainors, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who acknowledged that she executed the within instrument (WARRANTY DEED) for the purposes therein contained.

WITNESS MY HAND AND OFFICIAL SEAL at office this the 10th day of October, 2014

annemarie Cain

NOTARY PUBLIC

ANNEMARIE CAIN STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY

My Commission Expires: 2-20-18

AFFIDAVIT

I hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $141,000.00 which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Mandy Walsh

AFFIANT

Sworn to and subscribed before me this 10th day of October, 2014

LaTrece McAdoo

NOTARY PUBLIC

My Commission Expires: _____

LATRECE MCADOO STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 05-08-2018