9005
Box 13

WARRANTY DEED

KASEY KELCHNER
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY
My Commission Expires 01-24-2017

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $98,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 11TH DAY OF DECEMBER, 2014.

Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Advantage Title and Escrow, 3325 Aspen Grove Drive, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Sameh Lous	New Owner ~~Sameh Lous~~	07404005100
(NAME) 813 Hermitage Ridge	(NAME)	
(ADDRESS) Hermitage Tn. 37076	(ADDRESS)	
(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, Shameka Neely and Mary A. Neely, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Sameh Lous, 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 Lot No. 123 on the Plan of Hermitage Hills, Section 12, of record in Plat Book 4675, Page 125, Register's Office for Davidson County, Tennessee, to which reference is made for a more complete description.

Being the same property conveyed to Willie C. Neely and Mary A. Neely, by deed of record in Book 8192, Page 535, Register's Office for Davidson County, Tennessee. The said Willie C. Neely having since died intestate leaving as his sole heir at law Shameka Neely as referenced by Affidavit of Heirship in Instrument No. 20141217-0115240

This conveyance is subject to any and all existing restrictions and easements of record.

unimproved ☐

This is improved ☒ property, known as 813 Hermitage Ridge, Hermitage, TN 37076
(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:T20140094290 DEEDWARR
Recvd: 12/17/14 09:33 2 pgs
Fees:13.00 Taxes:365.93
20141217-0115241

Witness my hand this 6 day of December, 2014.

Mary A. Neely
Mary A. Neely

Shameka Neely
Shameka Neely

STATE OF OHIO
COUNTY OF HAMILTON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Shameka Neely, 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 for the purposes therein contained.

219 CALHOUN ST. CINTI, OH

Witness my hand and official seal at 10:27A. 45220 this 6TH day of December, 2014.

Commission expires: SEPTEMBER 22, 2018

Notary Public

SEAN CASEY - NOTARY PUBLIC
COMM. EXP: SEP 22, 2018
STATE OF OHIO

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Mary A. Neely, 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 for the purposes therein contained.

Witness my hand and official seal at Franklin TN. this 4 day of December, 2014.

Commission expires:

KASEY KELCHNER
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY
My Commission Expires 01-24-2017

Notary Public