Davidson County	**DEEDWARR**
Recvd: 01/05/15 12:40	**2 pgs**
Fees:13.00 Taxes:740.00	
20150105-0000791	

WARRANTY DEED

SELINA HARRIS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON, TENN
My Comm. Expires May 5, 2015

STATE OF TENNESSEE
COUNTY OF Wilson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $200,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31st day of December, 2014.

Notary Public

MY COMMISSION EXPIRES: _____

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Sidwell, Barrett & Welch, P.C.
Stewart Title Company Tennessee Division, 13026 Lebanon Road, Ste 100, Mt Juliet, TN 37122

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
James Ringer	New Owner	063160B21400CO
(NAME)	(NAME)	
1436 Aaronwood		
(ADDRESS)	(ADDRESS)	
Old Hickory, TN 37138		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of ten dollars, cash in hand paid by the hereinafter named GRANTEE(S), and other good and valuable considerations, the receipt of which is hereby acknowledged, we, **Robert L. Neal Jr. and Brandi N. Neal**, hereinafter called the GRANTOR(S), have bargained and sold, and by these presents do transfer and convey unto **James Ringer** and Jennifer L. Ringer f/k/a Jennifer L. Dhein, Husband and wife**, hereinafter called the GRANTEE(S), their heirs and/or assigns, a certain tract or parcel of land in **Davidson** County, State of Tennessee, described as follows, to-wit: * Husband and wife

**AKA James M Ringer

Land in Davidson County, Tennessee, being Lot No. 296, on the plan of Hampton Park (formerly known as Chitwood Downs, a Planned Unit Development), of record in Plat Book 6900, Pages 550, 551, and 552, corrected in Certificate of Correction of record in Book 7462, Page 445 and by Surveyor's Certificate of Correction of record in Book 8110, Page 401, and by Amendment to Change Name of record in Book, 8181, Page 112, all in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate description of said lot.

Being the same property conveyed to Robert L. Neal, Jr. and Brandi N. Neal by Warranty Deed dated 10/05/2006 from Caroline Y. Lambertis and Linda Sellers of record in Instrument 200610090124879, Register's Office for Davidson County, Tennessee. Said Deed was re-recorded of record in Instrument 200701160006497, said Register's Office.

This conveyance is subject to (1) All matters as set forth per Boundary Plat Book 6900, Page 405; Plat Book 6900, page 550; Plat Book 6900, page 551 and PLat Book 6900, page 552; amended in Book 7462, page 445 and Books 8110, page 401 and 8181, page 112. (2) Restrictive Covenants of record in Book 7351, Page 852; Book 7451, page 739 and Book 8336, page 393. (3) Easement of record in Book 2247, page 75; Book 7460, Page 930; Book 7489, page 515; Book 8007, page 235 and Book 8657, page 179. (4) Charter and matters of the Homeowner's Association of record in Book 7431, Page 204; Book 8207, page 276; Book 8517, page 762; Book 8833, page 216 and Book 8951, page 797, Register's Office for said County.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☑ property, known as 1436 Aaronwood, Old Hickory, TN 37138
(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 GRANTEE(S), their heirs and/or assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), their heirs and/or 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 31st day of December, 2014.

Robert L. Neal Jr.

Brandi N. Neal

State of Tennessee
County of Wilson

Personally appeared before me Robert L. Neal Jr. and Brandi N. Neal, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the foregoing instrument for purposes therein contained.

WITNESS my hand and seal this 31st day of December, 2014.

Notary Public
My Commission Expires: 8-14-17

MARILYN C. NEWMAN STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

RETURN TO:
Stewart Title Company Tennessee Division
13026 Lebanon Road, Ste 100
Mt Juliet, TN 37122

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 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, Shelly M. Smith, 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.

Shelly M. Smith

SHELLY M SMITH STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY My Commission Expires 04-24-2018