THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **2002 Richard Jones Road, Suite 203A** **Nashville, TN 37215** **CRT File No. 15012828**	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $171,500.00. X Brittany Jernigan Neely Affiant Subscribed and sworn to before me, this 29th day of January, 2015. Notary Public My Commission Expires: 3/7/2017 CINDY S. SMITH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN. My Commission Expires MAR. 7, 2017

WARRANTY DEED

Address New Owner: Russell Neely and Brttany Jernigan Neely 7417 E Winchester Drive Antioch TN 37013	Send Tax Bills To: New Owner	Tax Information: Tax Parcel ID No. 151100A07800CO

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Kimble Davis and Occlyde Davis, wife and husband** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Brittany Jernigan Neely and Russell Neely, wife and husband,** ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot 295, FINAL SUBDIVISION PLAT, PHASE I, VILLAGES OF LONG HUNTER P.U.D., as shown on plat of record in Instrument No. 20010123-0006894, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed to Kimble Davis and husband, Occlyde Davis by Warranty Deed from Toya Powell, unmarried, recorded on the 2nd day of June, 2006 in Instrument No. 20060602-0064927, in the Register's Office of Davidson County, Tennessee.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

County of Davidson taxes for the year 2015 and thereafter.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat recorded in Instrument Nos. 200002070012630 and 20010123-0006894.

Declaration of Covenants, Conditions and Restrictions recorded in Instrument No. 20010531-0056382, amended at Instrument No. 20031111-0164945.

Terms and provisions of by-Laws of The Villages of Long Hunter Homeowners Association, Inc. recorded in Instrument No. 20041022-0127537.

Charter of The Villages of Long Hunter recorded at Instrument No. 20010531-0056381.

Stormwater Detention Agreement as set forth in instrument recorded in Instrument No. 20020718-0086411.

BILL GARRETT, Davidson County
Trans: TZ0150007589 DEEDWARR
Recvd: 01/30/15 11:50 2 pgs
Fees: 13.00 Taxes: 634.55
20150130-0008983

Easement recorded in Book 1101, Page 457, Book 1115, Page 302, Book 8197, Page 288, Book 8358, Page 91, Book 8358, Page 94, Book 9661, Page 919, Book 2338, Page 466, Book 4446, Page 423 and Book 4535, Page 351 and Instrument Nos. 20000906-0088271, 20000906-0088272 and 20001030-0107415.

Quitclaim Deed to Homeowners Association recorded at Instrument No. 20010531-0056383.

This is improved property located at 7417 E Winchester Drive Antioch TN 37013

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

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

IN WITNESS WHEREOF, Grantor has executed this instrument on this 29th day of January, 2015.

Kimble Davis

Occlyde Davis

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Kimble Davis and Occlyde Davis, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 29th day of January, 2015.

Notary Public

My Commission Expires: _____

KATE ROSENTHAL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

MY COMMISSION EXPIRES
SEPTEMBER 10, 2018