Address of New Owner:	Map and Parcel Number	Send Tax Bills To:
State of Tennessee 22nd Floor, Tennessee Tower 312 Rosa Parks Ave. North Nashville, TN 37243-0299	15912001500	Tax Exempt
This instrument prepared by: Fearnley, Martin & McDonald, PLLC 6389 N. Quail Hollow Road - Suite 202, Memphis, TN 38120		

WARRANTY DEED

TRANSACTION NUMBER 13-10-013

FOR AND IN CONSIDERATION of the sum of One Hundred Twenty Thousand and 00/100 Dollars ($120,000.00) cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which are hereby acknowledged, **GAIL H. NEELY** and husband, **MARVIN NEELY** ("Grantors"), have bargained and sold, and by these presents do hereby transfer and convey to the **STATE OF TENNESSEE** ("Grantee"), Grantee's successors and assigns, the real property described on Exhibit A, which is attached hereto and incorporated herein by reference, including without limitation, all rights, easements and privileges appurtenant to said real property, all buildings, structures, fixtures and other improvements located on said real property, and all of Grantor's interest, if any, in the land lying beneath the roads and rights-of-way adjoining the real property (all of the foregoing being collectively referred to as the "Property").

TO HAVE AND TO HOLD the Property with all appurtenances, estate, title, and interest thereto belonging to the Grantee, Grantee's successors and assigns, forever.

Grantor covenants with the Grantee that Grantor is lawfully seized and possessed of the Property in fee simple; that Grantor has a good right to convey the Property; and that the Property is unencumbered except as set forth on Exhibit B, attached hereto and incorporated herein by reference.

A copy of a Survey of the property has been attached hereto and incorporated herein by reference as Exhibit C.

Grantor further covenants and binds itself, its successors and assigns to warrant and forever defend the title to the Property to the said Grantee, Grantee's successors and assigns, against the lawful claims of all persons whomsoever.

Non-record owner spouse joins in this instrument for the sole purpose of conveying all of his rights, title and interest in subject property by virtue of his marriage to Grantor, but does not join in the warranties of this indenture.

This is unimproved property located at 5525 Cherrywood Drive, Davidson County, Tennessee, containing approximately 1.009 acres.

Witness, this the 11th day of February, 2015.

BILL GARRETT, Davidson County
Trans:T20150012293 DEEDWARR
Recvd: 02/19/15 13:40 6 pgs
Fees:32.00 Taxes:0.00
20150219-0014485

Gail H. Neely

Marvin Neely

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me a Notary Public in and for said State and County, duly commissioned and qualified, **Gail H. Neely**, with whom I am personally acquainted, or proved to me to be on the basis of satisfactory proof, and who acknowledged that (s)he executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal at office this 11th day of February, 2015.

Notary Public

GAIL HUDSON
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY
My Commission Expires 01-23-2016

Commission Expires: 1/23/16

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me a Notary Public in and for said State and County, duly commissioned and qualified, **Marvin Neely**, with whom I am personally acquainted, or proved to me to be on the basis of satisfactory proof, and who acknowledged that (s)he executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal at office this 11th day of February, 2015.

Notary Public

GAIL HUDSON
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY
My Commission Expires 01-23-2016

Commission Expires: 1/23/16

STATE OF TENNESSEE

COUNTY OF Shelby

The actual consideration or value, whichever is greater, is $120,000.00 – **Grantee, State of Tennessee, is tax exempt.**

Affiant

Subscribed and sworn to before me this 12th day of February, 2015.

Notary Public

My Commission expires: 4/10/16

MICHELLE L. QUINN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF SHELBY
My Commission Expires April 10, 2016

EXHIBIT A

TRANSACTION NUMBER 13-10-013

Lot 58, Oak Hill Estates, Section III, as of record in Book 4860, Page 3, 4, and 5, in the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed to Gail H. Neely by virtue of that certain Quit Claim Deed dated October 9, 2008, at Instrument No. 20081107-0111085 in the Register's Office of Davidson County, Tennessee.

Also described as:

Being a parcel of land located in Metropolitan Nashville - Davidson County, Tennessee, being Lot 58 Oak Hill Estates, Section 3 as recorded in Plat Book 4860, Pages 3-5 and being the property of Gail H. Neely of record in Instrument Number 20081107-0111085, bounded on the west by Cherrywood Drive, on the north by Lot 57 Oak Hill Estates, Section 3, on the east by Lots 54 & 55 Oak Hill Estates, Section 3 and on the south by State of Tennessee (Radnor Lake State Natural Area) of record in Deed Book 9651. Page 861, being more particularly described as follows:

Beginning at an Iron Pin Old (Cherry Land Surveying) in the east right-of-way of Cherrywood Drive and a common corner with the State of Tennessee (Radnor Lake Natural Area), having coordinates referenced to the Tennessee Coordinate System (N.A.D. 1983), being North 624,661.9305 and East 1,733,798.3977 and being Corner Number 200 as shown on said survey;

Thence, with the easterly right-of-way of Cherrywood Drive, North 33 degrees 58 minutes 52 seconds East 150.00 feet to an iron pin new and Corner Number 201 North 624,786.3170 and East 1,733,882.2380 and being a common corner with Lot 57 Oak hill Estates, Section 3;

Thence, leaving Cherrywood Drive and running with the south Line of Lot 57 South 56 degrees 46 minutes 51 seconds East 260.53 feet to an iron pin new, being in the west line of Lot 55 and being Corner Number 202, North 624,643.5890 and East 1,734,100.1910;

Thence, leaving Lot 57 and running with the west line of Lots 55 and 54, South 10 degrees 25 minutes 15 seconds West 162.72 feet to an iron pin new and Corner Number 203, North 624,483.5532 and East 1,734,070.7584 and being 3.87 feet from a common corner with Lot 54 and the existing State of Tennessee property Map 59, Parcel 195.00;

Thence, Lot 54 and running with the north line of State of Tennessee property, North 56 degrees 46 minutes 41 seconds West 325.57 feet to the POINT OF BEGINNING and containing 43,957 square feet or 1.009 acres, more or less, according to a survey by HFR Design, Inc., Michael R. Williams, TN RLS #1906, dated 8-5-14 HFR Project No. 2014108-52.

EXHIBIT B

TRANSACTION NUMBER 13-10-013

PERMITTED ENCUMBRANCES

- The lien of the following general and special taxes for the year or years specified and subsequent years: 2015 Davidson County taxes, being a lien not yet due and payable.
- Taxes and/or assessments levied or assessed against the subject property pursuant to the provisions of TCA 67-5-603, which have not been assessed and are not payable, as of the date of this instrument.
- Subdivision Restrictions, Building Lines and Easements of record in Book 4860, Page 3, in the Register's Office of Davidson County, Tennessee.
- Declaration of Restrictions, Protective Covenants and Easements recorded at Book 5010, Page 245, in the said Register's Office.

TRANSACTION NUMBER 13-10-013

