WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20150016729 DEEDWARR
Recvd: 03/09/15 10:40 3 pgs
Fees:18.00 Taxes:3681.50
20150309-0019795

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $995,000.00

Rachel Odom
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 6th DAY OF MARCH, 2015.

Kathy Snider
Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL)

KATHY SNIDER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
COMM. EXPIRES MAY 8, 2018

THIS INSTRUMENT WAS PREPARED BY
Hardeman & Montgomery, 4301 Hillsboro Pike, Suite 300, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER
Build South Charlotte, LLC	New Owner	
(NAME)	(NAME)	
P.O. Box 1545		Part of 102-11 16
(ADDRESS)	(ADDRESS)	
Springfield, TN 37172		
(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, **HELEN NEELY TONEY, MARRIED, SANDRA NEELY, UNMARRIED, AND PATRICIA F. NEELY, UNMARRIED, INDIVIDUALLY AND AS EXECUTRIX OF THE ESTATE OF JASPER MELVIN NEELY**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **BUILD SOUTH CHARLOTTE, LLC,** 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:

SEE ATTACHED EXHIBIT "A"

This was never the principal place of residence for Helen Neeley Toney.

This conveyance is subject to (a) 2015 real property taxes; (b)sewer easements of record in Book 5086, page 96 and Book 5091, page 238, said Register's Office.

unimproved
This is improved X property, known as 6813 Charlotte Pike, Nashville, TN 37209
(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.

RETURN TO:
PREMIER ESCROW, LLC
4301 HILLSBORO ROAD, STE 300
NASHVILLE, TN 37215

BOX 10-A

Witness my hand this 6th day of March, 2015.

Helen Neely Toney

HELEN NEELY TONEY

Sandra Neely

SANDRA NEELY

Patricia F. Neely

PATRICIA F. NEELY, INDIVIDUALLY

Patricia F. Neely, EXECUTRIX

PATRICIA F. NEELY, EXECUTRIX

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Helen Neely Toney, Sandra Neely, and Patricia F. Neely, the bargainorS, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee this 6 DAY OF March, 2015.

Commission expires:

JOHN GREGORY HARDEMAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires MAR. 7, 2017

Notary Public

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned notary public of Davidson County, Tennessee, personally appeared Patricia F. 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, and who further acknowledged that she is the Executrix of the Estate of Jasper Melvin Neely and executed the within instrument as such Executrix.

Witness my hand and official seal at Nashville, Tennessee this 6 DAY OF March, 2015.

Commission expires:

JOHN GREGORY HARDEMAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires MAR. 7, 2017

Notary Public

EXHIBIT "A"

Land in the 23rd council district of Davidson County, Tennessee, being bounded on the north by Charlotte Pike, on the east by Lola Ann Bryant, William T Hill, Neval Smith & John Bartholomew Stephens III, as recorded in Instrument number 20090205-00100112, in the Register's Office of Davidson County, Tennessee, on the south Dan W. Maddox II, as recorded in Instrument number 20070830-0104169, in the Register's Office of Davidson County, Tennessee, and Billy D. Morton Sr. & Patricia Carroll Morton, in Deed Book 11764, Page 468, in the Register's Office of Davidson County, Tennessee, and on the west by Jack T. Candy & Kathleen M. Candy in Deed Book 9331, Page 975, in the Register's Office of Davidson County, Tennessee.

Commencing at the intersection of West Hillwood Drive and Charlotte Pike, Thence in a southwesterly direction 483 +/- feet, to an ½" iron rod found on the southerly margin of Charlotte Pike and also being the point of beginning for herein described land;

Thence S 22°40'58" E, leaving Charlotte Pike with westerly property line of Lola Ann Bryant, William T Hill, Neval Smith & John Bartholomew Stephens III as recorded in Instrument number 20090205-00100112, in the Register's Office of Davidson County, Tennessee, a distance of 426.88 feet, to an iron rod set in the northerly property line of Dan W. Maddox II, as recorded in Instrument number 20070830-0104169, in the Register's Office of Davidson County, Tennessee;

Thence with the Final Plat Adkisson Estates as recorded in Plat Book 7900 Page 706, in the Register's Office of Davidson County, Tennessee, with Maddox northerly line S 65°34'13" W, passing an 5/8" iron rod found at 129.96 feet being the northeast corner of Billy D. Morton Sr., & Patricia Carroll Morton, in Deed Book 11764, Page 468, in the Register's Office of Davidson County, Tennessee, for a total distance of 228.96 feet, to an ½" iron rod found in the southeast property corner of Jack T. Candy & Kathleen M. Candy in Deed Book 9331, Page 975, in the Register's Office of Davidson County, Tennessee.;

Thence with Candy easterly property line N 18°28'04" W a distance of 427.52 feet, to a ½" iron rod found on the southerly margin of Charlotte Pike;

Thence continuing with Charlotte Pike N 65°08'41" E a distance of 197.57 feet, to the point of beginning, containing 90,815.56 square feet and having an area of 2.085 acres. Being the same land conveyed to Charles Melvin Neely and Edwinna Neely in Deed Book 7564, Page 593, and in Will Book 80, Page 181A, in the Register's Office of Davidson County, Tennessee.

Being a survey conducted by Dale and Associates, in January 2015, under the supervision of Steven C. Matthews a registered land surveyor in the State of Tennessee, license number 2352.

Being part of the same property conveyed to Charles M. Neely and wife, Edwinna Neely by last Will and Testament of Marcie Newsom Adkisson, in Will Book 80, page 181 Davidson County Probate Clerk Office (Docket No. 45763). Edwinna Neely has since died on May 20, 2007, vesting title in Charles M. Neely. Charles M. Neely has since died on March 7, 2010. Helen Neely Toney, Sandra Neely Henderson (nka Sandra Neely) and J. M. Neely are the devisees under the Will of Charles M. Neely under Docket No. 14P-121, in the Seventh Circuit Court for Davidson County, Tennessee, Probate Division. J.M. Neely, aka Jasper M. Neely has since died. . Patricia F. Neely is the devisee under the Will of Jasper Melvin Neely , under Docket No. 15P-237, in the Seventh Circuit Court for Davidson County, Tennessee, Probate Division. Patricia F. Neely also joins in signing as the Executrix of the Estate of Jasper Melvin Neely.