RECORD & RETURN TO:

RECORD AND RETURN
Tennessee Title Services
101 Springhouse Ct S-202
Hendersonville, TN 37075

WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20150037625 DEEDWARR
Recvd: 05/14/15 14:30 2 pgs
Fees:13.00 Taxes:1467.05
20150514-0044533

STATE OF TENNESSEE, COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $396,500.00:

Affiant

Subscribed and sworn to me on May 11, 2015.

NOTARY PUBLIC

My Commission Expires:

TODD A. BRICKER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
My Commission Expires 9-11-2017

THIS INSTRUMENT WAS PREPARED BY:

ORTALE, KELLEY, HERBERT & CRAWFORD
330 Commerce Street, Suite 110
Nashville, TN 37201
Our File #28457SP

NAME/ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP – PARCEL #
Alison Neblett 5216 Cochran Dr. Nashville, TN 37220	Franklin American mtg. Co. 501 Corporate Centre Drive Ste 400 Franklin, TN 37067	161-1-B-025 CO-

FOR AND IN CONSIDERATION of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, **Christopher Holmes and wife, Kathleen Holmes**, hereinafter called **"GRANTORS,"** have bargained and sold, and by these presents does transfer and convey unto **Alison Neblett and David Neblett**, hereinafter called **"GRANTEES,"** their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 122, as shown on the Final Plat of Aberdeen Woods, Phase 1, of record in Plat Book 9700, page 589, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete legal description.

Being the same property conveyed to Christopher Holmes and wife, Kathleen Holmes by Warranty Deed from Drees Preferred Collection, Inc., an Ohio corporation, n/k/a Drees Premier Homes, Inc., dated June 29, 2001 and recorded on July 3, 2001 in Instrument No. 20010703-0070566, Register's Office for Davidson County, Tennessee.

The conveyance of the above-described parcel of land is subject to the following:

1. 2015 Davidson County taxes which have been prorated by the parties and assumed by the Grantee(s).
2. Matters shown on a plan of record in Plat Book 9700, page 589, Register's Office for Davidson County, Tennessee. The plan of record shows an Owner's Certificate, certain notes, easements, and setback lines.
3. Declaration of Covenants, Conditions and Restrictions of record in Book 10790, page 193, Book 11303, page 555, Book 11714, page 843, and Instrument No. 20000203-0011436 Register's Office for Davidson County, Tennessee.
4. Charter of the Aberdeen Woods Homeowner's Association of record in Book 10792, page 896 and By-Laws recorded as Instrument No. 20030221-0023491 and Instrument No. 20030221-0023492, Register's Office for Davidson County, Tennessee.
5. Quitclaim Deed to the Homeowners Association, of record in Instrument No. 20010110-0003209, Register's Office for Davidson County, Tennessee.

6. Any and all zoning regulations, building restrictions, setback lines, if any, and easements and rights of way for public utilities applicable to this property.

This property is also known as improved property located at 5216 Cochran Drive, Nashville, TN 37220.

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 GRANTORS does covenant with the said GRANTEES that they 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 GRANTORS does further covenant and bind themselves, their heirs and assigns, 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.

WITNESS my/our hand(s) this 11 day of May, 2015.

Christopher Holmes

Kathleen Holmes

STATE OF TENNESSEE, COUNTY OF DAVIDSON

Before me personally appeared Christopher Holmes and Kathleen Holmes to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged that they executed the same as their free act and deed.

Witness my hand and official seal on May 11, 2015.

NOTARY PUBLIC

My Commission Expires: _____

TODD A. BRICKER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
My Commission Expires 8-11-2017