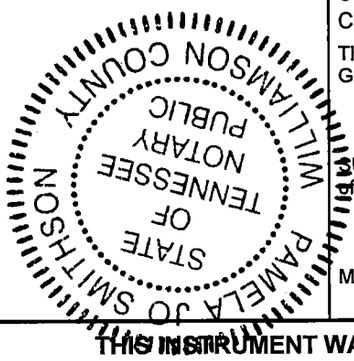
WARRANTY DEED



State of Tennessee
County of Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $281,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15th day of May, 2015

Notary Public

MY COMMISSION EXPIRES: 3/20/18

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Advantage Title & Escrow, 3325 Aspen Grove Drive, Suite 104, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Autumn Andrady	New Owner	10511017600
(NAME) 754 Benton Ave ~~1808 Neal Terrace~~	(NAME)	Davidson County DEEDWARR Recvd: 05/18/15 12:30 3 pgs Fees:18.00 Taxes:1039.70 **20150518-0045496**
(ADDRESS) Nashville, TN 37204 ~~37203~~	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, We, **Timothy W. Newkirk and Tanya L. Newkirk, husband and wife,** hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **Autumn Andrady,** * 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:

* a married woman

Land in Davidson County, Tennessee, being Lot No. 6, Block "B", on the Plan of Sophia M. Neal property, of record in Book 1130, Page 4, Register's Office for said County.

Said Lot No. 6 fronts 50 feet on the easterly margin of Neal Terrace and extends back between parallel lines, 150 feet to a dead line.

Being the same property conveyed to Timothy W. Newkirk and Tanya L. Newkirk, husband and wife, by deed of record in Instrument Number 20120504-0038510, Register's Office for Davidson County, Tennessee.

Subject to all matters as shown on the Plan of Sophia M. Neal property, of record in Book 1130, Page 4, Register's Office for Davidson County, Tennessee. Easement of record in Book 4306, Page 320, Register's office for Davidson County, Tennessee.

unimproved ☐

This is improved ☑ property, known as 1808 Neal Terrace, Nashville, TN 37203
(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.

Witness my/our hands this 15th day of May, 2015.

Timothy W. Newkirk

Tanya L. Newkirk

State of MO
County of Greene

Personally appeared before me Timothy W. Newkirk and Tanya L. Newkirk, with whom I am personally acquainted, and who acknowledged that they executed the foregoing instrument for purposes therein contained.

WITNESS my hand and seal this 15 day of May, 2015.

Notary Public
My Commission Expires:

File No.: 9507

CHELSEY HOSKINS
Notary Public – Notary Seal
STATE OF MISSOURI
Greene County
My Commission Expires July 19, 2016
Commission #12369730

True Copy Certification

I, Cari Mule', hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration therewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of Tennessee
County of Williamson

Personally appeared before me, Pamela Jo Smithson, a notary public for this county and state, Cari Mule' who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires:03/20/2018

PAMELA JO SMITHSON
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY