THIS INSTRUMENT WAS PREPARED BY Bankers Title & Escrow Corp. 5107 Maryland Way, Ste. 115 Brentwood, TN 37027 PREPARED BY: RETURNED TO: BANKERS TITLE & ESCROW CORP. 5107 MARYLAND WAY STE. 115 BRENTWOOD TN 37027	STATE OF TENNESSEE COUNTY OF WILLIAMSON THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ **170,000.00**. Affiant SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 26th DAY OF June, 2015. Notary Public MY COMMISSION EXPIRES: 3/24/2019 (AFFIX SEAL)

ROBIN S. EDWARDS STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Michael R. Priddy	New Owner	MAP & PARCEL
704 Fox Ridge Rd		160-14-0C-004.00-CO
Brentwood, TN 37027		
(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, **Malcolm L. McCune and wife, Karen S. Neal**

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Michael R. Priddy, unmarried**

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 certain condominium Apartment in Davidson County, Tennessee, being Unit No. 704 on the plan of Brentwood Trace Condominiums, Section II, of record in Book 5200, Page 376 and 377, Register's Office for said County, which plan and record thereof are incorporated herein and made a part hereof by reference.

Being the same property conveyed to Malcolm L. McCune and wife, Karen S. Neal by Warranty deed from Fitzgerald Atkinson and wife, Ruth P. Atkinson of record in Book 6688, page 307, Register's Office for Davidson County, Tennessee, dated October 18, 1985 and recorded on October 22, 1985.

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been prorated and assumed by Grantee; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

This is () UNIMPROVED

(X) IMPROVED property known as **704 Fox Ridge Rd, Brentwood, TN 37027.**

BILL GARRETT, Davidson County
Trans:T20150054619 DEEDWARR
Recvd: 07/07/15 11:02 2 pgs
Fees:13.00 Taxes:629.00
20150707-0065652

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 hand this the 26th day of June, 2015.

Karen S. Neal

Malcolm L. McCune
by Karen S. Neal, Attorney-in-Fact

Malcolm L. McCune
BY: Karen S. Neal, Attorney-in-Fact

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Karen S. Neal** the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the within named bargainor, and who acknowledged that she executed the within instrument of the purposes therein contained.

Witness my hand and official seal this the 26th day of June, 2015.

My Commission expires March 8, 2016

R. L. MOORE STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Notary Public

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Karen S. Neal** 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 on behalf of **Malcolm L. McCune**, as his Attorney in Fact, as the free act and deed of the within named **Malcolm L. McCune**.

Witness my hand and official seal this the 26th day of June, 2015.

My Commission expires March 8, 2016

R. L. MOORE STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Notary Public