STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $100,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 10th DAY OF August, 2015.

Notary Public
MY COMMISSION EXPIRES:
File No. G15-1948D

SUMNER COUNTY TENNESSEE STATE OF NOTARY PUBLIC TRUDY MILLIKEN

BILL GARRETT, Davidson County
Trans: T20150067834 DEEDWARR
Recvd: 08/13/15 11:05 2 pgs
Fees: 13.00 Taxes: 370.00
20150813-0081166

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER
Roger E. Neely and Patricia A. Neely, husband and wife		07206016700
(NAME)	(NAME)	
155 Riverchase Drive		
(STREET ADDRESS)	(STREET ADDRESS)	
H'ville TN 37075		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN 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 HEREBYACKNOWLEDGED, WE, **Bennie Hackney, Jr., a single man**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Roger E. Neely and Patricia A. Neely, husband and wife,** 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:

Land in Davidson County, Tennessee, being the westerly 50 feet on the easterly 75 feet of Lot No. 47 on the revised and corrected map of the Subdivision of Casper Zopfi's Place, as shown by plat of record in Plat Book 547, Page 22, in the Register's Office for Davidson County, Tennessee.

Said part of Lot No. 47 fronts 50 feet on the northerly side of Zophi Street and runs back between parallel lines 148 feet, more or less, on the Easterly line of 147 feet, more or less on the Westerly line to a dead line on which it measures 50 feet.

BEING the same property conveyed to Bennie Hackney, Jr., a single person from David L. Liles and wife, Nancy L. Liles, by Deed dated July 16, 2015, as Instrument No. 20150720-0070404, in the Register's Office for Davidson County, Tennessee.

Subject to any and all plats, easements, restrictions, and other matters of record, including, but not limited to, the following:

1. Restrictions as recorded in Book 772, page 231, Register's Office for Davidson County, Tennessee.

2. Subject to building restriction lines, easements, rights of way, notes, terms, conditions, restrictions and other criteria as shown on the Plat(s) recorded in Plat Book 547, page 22, Register's Office for Davidson County, Tennessee.

The 2014 taxes have been paid by the Grantor and the current taxes have been prorated between the Grantor and Grantee. All future taxes will be assumed by the Grantee herein.
The above legal description is the same as that contained in the previous deed of record.

This is improved property, known as 1073 Zophi Street, Nashville, TN 37216.

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. Whenever 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 10th day of August, 2015.

Bennie Hackney, Jr.

August 10, 2015
Date

STATE OF Tennessee

COUNTY OF Davidson }

STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

Personally appeared before me, the undersigned , a Notary Public in and for said County and State, the within named Bennie Hackney, Jr., a single man, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this 10th day of August, 2015.

My Commission Expires: 8/1/2018

Notary Public

PREPARED BY AND RETURN TO:

SMITH.SHOLAR.MILLIKEN.PLLC.
P.O. BOX 663
GALLATIN, TN 37066