BILL GARRETT, Davidson County
Trans:T20150105210 DEEDWARR
Recvd: 12/14/15 11:07 2 pgs
Fees:13.00 Taxes:666.00
20151214-0125287

(Notary Stamp)

STATE OF TENNESSEE
COUNTY OF Wilson

The actual consideration or value, whichever is greater, for this transfer is $180,000.00.

Janel Johnson
Affiant

Subscribed and sworn to before me, this 19th day of November, 2015.

Debbie A. Serbin
Notary Public

My commission expires: 2-1-2017

DEBBIE A. SERBIN STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

THIS INSTRUMENT PREPARED BY:
Keith H. Solomon, Esquire
SolomonParks Title & Escrow, LLC
4025 Hillsboro Road Suite 601
Nashville, Tennessee 37215

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
Deborah Abrams	Bank of America, N.A.	**064-16-0E 029.00 CO**
502 Griffin Circle	4500 Amon Carter Blvd	
Hermitage, TN 37076	Fort Worth, TX 76128	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I,

Jimmy D. McNeece, married

HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Deborah Abrams, a single person

HEREINAFTER CALLED THE GRANTEE, HER HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **DAVIDSON** COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

BEING all of Unit 29, in Building 8, as shown on the Site Layout, Exhibit Plat for the Townhomes of Truxton Village, attached as Exhibit A-I, to the Declaration of Covenants, Conditions and Restrictions filed for record in Inst No. 20061025-0132473 and amended in Inst No. 20061106-0137656, Register's Office for Said County, to which Plan reference is hereby made for a more complete description.

BEING the same property conveyed to Jimmy D. McNeece by Warranty Deed dated August 16, 2007, from Phillips Builders, LLC of record as Instrument No. 20070824-0101465 in the Register's Office for Davidson County, Tennessee.

William K. Finley, spouse of Jimmy D. McNeece, joins in this conveyance to convey any interest he may have in the subject property, particularly any martial interest.

This is improved property known as 502 Griffin Circle, Hermitage, TN 37076.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

The current year's property taxes which have been paid or prorated and assumed by the Grantee. All subsequent years' taxes have been assumed by the Grantee herein, including Rollback taxes, if any.

All matters shown on the Site Layout, Exhibit Plat for the Townhomes of Truxton Village, attached as Exhibit A-1, to the Declaration of Covenants, Conditions and Restrictions of record in Instrument No. 20061025-0132473, as amended and restated in Instrument No. 20061106-0137656 and further amended in Instrument No. 20071105-0130490, Register's Office for Davidson County, Tennessee.

All terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Declaration of Covenants, Conditions and Restrictions for The Townhomes of Truxton Village, a Horizontal Property

Regime With Private Elements, with By-Laws of The Townhomes of Truxton Village Homeowners Association, Inc. appended thereto, of record in Instrument No. 20061025-0132473, as amended and restated in Instrument No. 20061106-0137656 and further amended in Instrument No. 20071105-0130490, Register's Office for Davidson County, Tennessee, but omitting any covenant, condition or restriction, if any, based on race, color, religion, sex, handicap, familial status or national origin unless and only to the extent that the covenant, condition or restriction (a) is exempt under Title 42 of the United States Code, or (b) relates to handicap but does not discriminate against handicapped persons.

The Charter for The Townhomes of Truxton Village Homeowners Association, Inc. of record in Instrument No. 20061026-0133179, Register's Office for Davidson County, Tennessee.

The Quitclaim Deed for common areas to The Townhomes of Truxton Village Homeowners Association, Inc., of record in Instrument No. 20061106-0137657, Register's Office for Davidson County, Tennessee.

The Storm Water Detention Agreement of record in Instrument No. 20051230-0156496, Register's Office for Davidson County, Tennessee.

The Ingress and Egress Easement of record in Book 5699, Page 537, Register's Office for Davidson County, Tennessee.

The Sanitary Sewer Easement of record in Instrument No. 20001204-0121300, Register's Office for Davidson County, Tennessee.

The Easement for Public Utilities and Drainage of record in Book 7618, Page 613, Register's Office for Davidson County, Tennessee.

The Easement for Sanitary Sewers and/or Storm Drainage of record in Book 7618, Page 616, Register's Office for Davidson County, Tennessee.

The Easement to Consolidated Utility District of record in Book 4910, Page 838, Register's Office for Davidson County, Tennessee.

All rights and easements of adjoining landowners in and to any party wall(s) located on the insured parcel.

Subject to the rights of others in and to the common areas and/or elements.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE. GRANTOR covenants that he is lawfully seized and possessed of said land in fee simple, has a good right to convey it and the same is unencumbered, unless otherwise herein set out and GRANTOR does further covenant and bind himself, his heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE, her 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 our hands this 19th day of November, 2015.

Jimmy D. McNeece by Kimberly Dougher, Attorney-In-Fact

Jimmy D. McNeece by Kimberly Dougher
Attorney-in-Fact

William K. Finley by Kimberly Dougher Attorney-In-Fact

William K. Finley by Kimberly Dougher
Attorney-in-Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned Notary Public personally appeared **Kimberly Dougher** who is known to me or proved to me on the basis of satisfactory evidence, and who executed the forgoing instrument for the purpose therein contained and who further acknowledged that she is the Attorney-in-Fact for **Jimmy D. McNeece and William K. Finley** and being authorized to do so, did execute this instrument on their behalf by virtue of power of attorney.

Witness my hand this 20 day of November, 2015

Mitchell A Watts
Notary Public

My Commission Expires: 8.24.17

MITCHELL A WATTS
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

SolomonParks File #: 315246