BILL GARRETT, Davidson County
Trans:T20160013264 DEEDWARR
Recvd: 02/17/16 15:37 2 pgs
Fees:13.00 Taxes:499.50

20160217-0015173

Prepared By & Return To:
Tennessee Title Services, LLC
101 Springhouse Court, Suite 202
Hendersonville, TN 37075
16-0013HV

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $135,000.00.

Meredith Maley
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 11th day of February, 2016.

Notary Public
Commission Expires: 8-23-2016

ANNE MARIE CHANDLER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires August 23, 2016

Address of New Owner	Send Tax Bills To:	Map & Parcel
Brian Neal 1309 ORDWAY PLACE NASHVILLE, TN 37206	MORTGAGE INVESTORS GROUP 8320 E. WALKER SPRINGS #300 KNOXVILLE, TN 37923	061-10-0-162.00

WARRANTY DEED

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 HEREBY ACKNOWLEDGED, I/WE,

Jerry L. Childress, UNMARRIED

HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Brian Neal and Anna Neal, 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 west 60 feet of the east 70 feet of the south 167 feet of Lot No. 12 on the map of Maplewood Manor Subdivision, as of record in Book 547, Page 102, Register's Office for Davidson County, Tennessee.

BEING the same property conveyed to Jerry L. Childress by Warranty Deed from Freda King, Nancy Sue Todd and Christine Langella, heirs at law of the Estate of Nancy Adel Parker, also known as Nancy A. Parker, deceased, dated 10/20/94 and recorded 10/25/94 in Book 9501, Page 645, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

The foregoing legal description is the same as contained in the resource of title shown above.

This is improved property known as: 907 Curdwood Boulevard, 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 so 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 uses, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Dated this the 11th day of February, 2016.

Jerry L. Childress

STATE OF TENNESSEE
COUNTY OF SUMNER

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Jerry L. Childress** 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 at Hendersonville, Tennessee this 11th day of February, 2016.

KIM GILLESPIE STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

Notary Public
My Commission Expires: 10-18-16

(Notary Seal)