WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20160041178 DEEDWARR
Recvd: 05/17/16 10:56 2 pgs
Fees:13.00 Taxes:1628.00
20160517-0049080

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $440,000.00

AFFIANT

SUBSCRIBED AND SWORN TO ME ON THE 6TH DAY OF MAY, 2016.

NOTARY PUBLIC

MY COMMISSION EXPIRES

SHIRA HUGHES
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 09-11-2017

THIS INSTRUMENT PREPARED BY
Compass Land Title, LLC, 278 Franklin Road, Ste. 190, Brentwood, TN 37027
file # 16-1900B

ADDRESS OF NEW OWNER	SEND TAX BILLS TO If left blank please use the address of the new owner	MAP-PARCEL
Neeley Andrews and Brannon Andrews	New Owner	142-11-0-170.00
206 Hicks Rd		
Nashville, TN 37221-3404		

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

PENNINGTON PRIBBENOW AND THOMAS BURKETT, AS JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

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

NEELEY ANDREWS AND BRANNON ANDREWS, HUSBAND AND WIFE

HEREINAFTER CALLED THE GRANTEE(S), 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 Lot No. 5 on the Plan of Final Plat of Woodside Subdivision of record in Plat Book 9700, Page 435, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Lee Anne Wills, unmarried by Warranty deed from Paul G. Holzapfel, unmarried and Michael D. Smith, unmarried of record in Instrument No. 20050503-0048898 Register's Office for Davidson County, Tennessee, dated April 29, 2005 and recorded on May 03, 2005.

Being the same property conveyed to Pennington Pribbenow and Thomas Burkett, as joint tenants with right of survivorship by Warranty deed from Lee Anne Wills of record in Instrument No. 20150615-0056110 Register's Office for Davidson County, Tennessee, dated June 11, 2015 and recorded on June 15, 2015.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

Taxes for the year 2016 a lien, not yet due and payable.

Subject to all matters shown on the Plan of record in Plat Book 9700, Page 435, Register's Office for Davidson County, Tennessee.

Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions of record in Book 10967, Page 119, Register's Office for Davidson County, Tennessee.

Right of Way Easement of record in Book 2544, Page 407, in the Register's Office for Davidson County, Tennessee.

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

This is property known as 206 Hicks Rd, Nashville, TN 37221-3404

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 that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same in 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 on the 6th day of May, 2016.

Pennington Pribbenow

Thomas Burkett

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Personally appeared before me, a Notary Public of said County and State, PENNINGTON PRIBBENOW AND THOMAS BURKETT, the within named grantor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged executing the within instrument for the purposes therein contained.

Witness my hand and official seal, this 6th day of May, 2016.

Notary Public

My Commission Expires: 10/2/17

J. Carlton Drumwright
State of Tennessee Notary Public
Williamson County

File #: 16-1900B

RECORD & RETURN TO:

COMPASS LAND TITLE, LLC

278 Franklin Road, Ste. 190

Brentwood, TN 37027