WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $376,000.00.

Affiant

LAURA MITCHELL STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 18th DAY OF APRIL, 2016.

Notary Public

MY COMMISSION EXPIRES: 3/6/18 (AFFIX SEAL)

R-VRES-16-8336

THIS INSTRUMENT WAS PREPARED BY

Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Ted Barone	**Same as New Owner**	
(NAME) **6829 Pennywell Drive**	(NAME)	**066-00-0-055.00**
(ADDRESS) **Nashville, TN 37205**	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

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 consideration, the receipt of which is hereby acknowledged, **HORACE C. NEEL AND ROBERT P. SHAFFER, MARRIED TO EACH OTHER,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **TED BARONE AND JACQUELINE CLOUGHERTY, HUSBAND AND WIFE,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE,** described as follows, to wit:

A lot or parcel of land in the 8th, formerly 12th Civil District of Davidson County, Tennessee, and described according to a survey of S. Hutchinson, made April 27, 1966, as follows:

Beginning at a stake in the center of Cub Creek Road, said stake being North 44 degrees 45 minutes East 354 feet from Heatherly's Southeast corner, same being also the corner of Lot No. 1; thence with the line of said Lot No. 1, North 47 degrees West 371 feet to a stake; thence, North 44 degrees 30 minutes East 354 feet to a stake, corner of Lot No. 3; thence, with the line of said Lot No. 3, South 47 degrees East 373 feet to a stake in the center of said Road; thence, with the center of said Road, South 44 degrees 45 minutes West 354 feet to the beginning, and containing 3 acres, more or less. Being Lot No. 2 on an unrecorded plat containing 3 lots.

Being the same property conveyed to Horace C. Neel, unmarried and Robert P. Shaffer, unmarried, as tenants in common with right of survivorship by Warranty deed from Tommy Barnes and Kathleen Barnes, husband and wife of record in Instrument No. 20110215-0013048 Register's Office for Davidson County, Tennessee, dated February 10, 2011 and recorded on February 15, 2011. Horace C. Neel and Robert P. Shaffer having since married to each other.

This conveyance is subject to:
- Taxes for the year 2016 and subsequent.
- Restrictive Covenant of record in Instrument Number 20020513-0058280, in the Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **8336 Cub Creek Road, Nashville, Tennessee 37209**.

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(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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.

BILL GARRETT, Davidson County
Trans:T20160065347 DEEDWARR
Recvd: 07/29/16 11:22 2 pgs
Fees:13.00 Taxes:1391.20
20160729-0078343

Witness my/our hand(s) this the 18th DAY OF APRIL, 2016.

Horace C. Neel

Robert P. Shaffer

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

Witness my hand and official seal, this the 18th of April, 2016.

Notary Public
My Commission Expires: 3/6/18
(SEAL)

LAURA MITCHELL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

Witness my hand and official seal, this the 18th of April, 2016.

Notary Public
My Commission Expires: 3/6/18
(SEAL)

LAURA MITCHELL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212