WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20160067689 DEEDWARR
Recvd: 08/05/16 10:15 2 pgs
Fees:13.00 Taxes:6327.00
20160805-0081283

STATE OF TENNESSEE
COUNTY OF ~~WILLIAMSON~~ DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$1,710,000.00**

Affiant

Subscribed and sworn to before me, this 3rd day of August, 2016

Notary Public

MY COMMISSION EXPIRES: 10/18/16
(AFFIX SEAL)

DANA DELWORTH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY:
Southland Title & Escrow Co., Inc.
7101 Executive Center Drive, Suite 151
Brentwood, TN 37027

ADDRESS NEW OWNERS AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Michael A. Brody-Waite	new owner	144-00-0
(NAME)	(NAME)	(MAP)
2055 Timberwood Drive		020.01
(ADDRESS)	(ADDRESS)	(PARCEL)
Nashville, TN 37215-5007		
(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, I/we, William H. Nealon, unmarried, hereinafter called the Grantor(s), have bargained and sold, and by these presents do hereby transfer and convey unto Michael A. Brody-Waite, unmarried, hereinafter called Grantee(s), their heirs and assigns, that certain tract or parcel of land in Davidson County, TENNESSEE, described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 14-A on the Plan of Green Hills Realty Co's Forest Hills Community Subdivision of record in Plat Book 3600, Page 81, 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 William H. Nealon and wife, Catherine A. Nealon by Warranty deed from Gregory D. Rice, unmarried and Jonathan D. Watkins, unmarried of record in Instrument No. 20090903-0082901 Register's Office for Davidson County, Tennessee, dated August 31, 2009 and recorded on September 03, 2009. FURTHER Being the same property conveyed to William H. Nealon by Quitclaim deed from Catherine A. Nealon of record in Instrument No. 20140616-0052458 Register's Office for Davidson County, Tennessee, dated June 16, 2014 and recorded on June 16, 2014.

This conveyance is subject to the taxes for the current year and subsequent years; any and all easements and/or restrictions of record; and all matters shown on the plan of record; all in the said Register's Office.

This is ( ) unimproved (X) improved property, known as: 2055 Timberwood Drive, Nashville, Tennessee 37215-5007

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. 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/our hand(s) this 3rd day of August, 2016.

William H. Nealon

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned authority, a Notary Public within and for the State and County, appeared William H. Nealon, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who upon his oath acknowledged himself to be the within named bargainor, and that he executed the foregoing instrument of his own free will for the purposes therein set forth.

Witness my hand and official seal at office at Brentwood, Tennessee, on this the 3rd day of August, 2016.

Notary Public

My Commission Expires: 5/9/2019

John M. Wells
State of Tennessee Notary Public
Davidson County