This Instrument Prepared by and Return to:
Bell & Alexander Title Services, Inc.
8110 Isabella Lane, 2nd Floor
Brentwood, TN 37027

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater is $145,000.00.

Affiant

Subscribed and sworn before me this the 5th day of August, 2016.

Notary Public
My commission expires: 04.03.2020

JACKIE MALONE
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

WARRANTY DEED

Address of New Owner:	Send Tax Bill to:	Tax Information:
Darrell Neblett 318 Woodlark Court Nashville, TN 37214-4343	Pinnacle Bank 150 3rd Ave S. Ste 900 Nashville, TN 37201	108-16-0-249.00

BILL GARRETT, Davidson County
Trans:T20160070481 DEEDWARR
Recvd: 08/15/16 10:33 2 pgs
Fees:13.00 Taxes:536.50
20160815-0084664

For and in consideration of the sum of ten and no/100 dollars ($10.00), cash in hand paid by the hereinafter Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, JAMES ANDREW TYNER, AN UNMARRIED PERSON, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to DARRELL D. NEBLETT, A MARRIED MAN, hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land, together with all tenements, hereditaments and appurtenances thereto located in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 101A on the Plan of Zone Lot Division of Lots 98 thru 104, Percy Priest Woods, Section Four, of record in Plat Book 6250, Pages 356 and 357, as amended in Plat Book 6250, Page 757, 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 James Andrew Tyner, an unmarried person, by Special Warranty Deed from Federal National Mortgage Association, aka Fannie Mae, a corporation organized under and existing pursuant to the laws of the United States of record in Instrument No. 20070521-0060322 Register's Office for Davidson County, Tennessee, dated April 26, 2007 and recorded on May 21, 2007.

Being also known as 318 Woodlark Court Nashville, Tennessee 372144343.

Subject to all Easements and Restrictions of record.

THIS IS _X_ IMPROVED ____UNIMPROVED PROPERTY KNOWN AS 318 Woodlark Court, Nashville, TN 37214-4343.

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, successors and/or assigns, forever. Grantors covenant with Grantees that Grantors 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to said Grantees, their successors, 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 this the 5th day of August, 2016.

James Andrew Tyner

STATE OF Louisiana
COUNTY OF Ouachita

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, James Andrew Tyner, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 5th day of August, 2016.

My commission expires: @ death

Notary Public

