BILL GARRETT, Davidson County
Trans:T20160074277 DEEDWARR
Recvd: 08/25/16 11:16 2 pgs
Fees:13.00 Taxes:462.50

20160825-0089023

THIS INSTRUMENT PREPARED BY:
HAYNES, FREEMAN & BRACEY, PLC
140 North Main Street
P. O. Box 527
Goodlettsville, Tennessee 37070

WARRANTY DEED

Address New Owner(s):	Send Tax Bills To:	Map- Parcel No.
ASHLEY OVERTON 89 Rolling Meadows Drive Goodlettsville, Tennessee 37072	Same	033-03-0A-089.00-CO

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 ($10.00) DOLLARS, and other good and valuable consideration, the receipt of which is hereby acknowledged, **WAYNE L. NEAL, MARRIED AND KIMBERLY Y. NEAL, UNMARRIED AS TENANTS IN COMMON WITH RIGHT OF SURVIVORSHIP,** have this day bargained and sold, and do hereby transfer and convey unto the said **ASHLEY OVERTON, a single woman,** her successors, heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:

Land in the 10th Civil District of Davidson County, Tennessee, being Unit No. 89 as shown on the Plat of Rolling Meadows, Phase I, Section V, of record in Plat Book 6900, page 495, Register's Office for Davidson County, Tennessee, together with an undivided membership interest in Rolling Meadows Townhomes Association, all as described in Book 6593, page 194, as amended in Book 7408, page 733, said Register's Office, to which reference is hereby made for a more complete description.

Being the same property conveyed to EDWINA NEAL, by deed from SUSAN KATINKA GORE, AN UNMARRIED PERSON, of record in Instrument No. 20051116-0138691, dated November 14, 2005, said Register's Office. Being further conveyed to EDWINA NEAL, UNMARRIED, WAYNE L. NEAL, MARRIED AND KIMBERLY Y. NEAL, UNMARRIED AS TENANTS IN COMMON WITH RIGHT OF SURVIVORSHIP, by Quitclaim Deed from EDWINA NEAL, UNMARRIED, of record in Instrument No. 20150922-0096219, dated September 17, 2015, said Register's Office. The said Edwina Neal having since died on or about November 8, 2015, leaving Wayne L. Neal and Kimberly Y. Neal the surviving tenants by the right of survivorship. Kelli Neal, wife of Wayne L. Neal, joins in this conveyance to convey any marital interest she may have.

STATE OF TENNESSEE)
COUNTY OF DAVIDSON) The actual consideration or value whichever is greater, for this transfer is $125,000.00.
Subscribed and sworn to before me,
this 19th of August, 2016.
My Commission Expires: 9-25-19

Ashley Overton
Affiant

Notary Public

VENIKKIA CUNNIGHAM
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
MY COMMISSION EXPIRES 9-25-2019

TO HAVE AND TO HOLD said real estate, with the appurtenance, estate, title and interest thereto belonging, to the Grantee, her (successors), heirs and assigns forever we covenant that we are lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered.

We further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to said real estate to said Grantee, her (successors), heirs and assigns, against the lawful claims of all persons.

Whenever 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 our hands this 19th day of August, 2016.

WAYNE L. NEAL

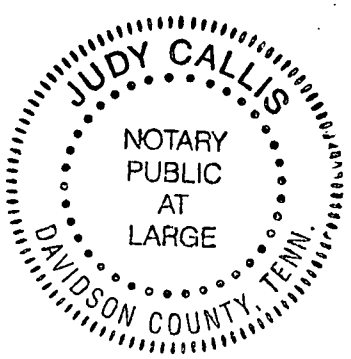
KELLI NEAL

KIMBERLY Y. NEAL

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, Judy Callis, a Notary Public in and for said County and State, **WAYNE L. NEAL, KELLI NEAL, and KIMBERLY Y. NEAL,** the within named bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Goodlettsville, Tennessee, this the 19th day of August, 2016.



NOTARY PUBLIC

My Commission Expires: 2/25/2020