

(Notary Stamp)

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $247,000.00.

Affiant

Subscribed and sworn to before me, this 24th day of August, 2016.

Notary Public

My commission expires: 8-4-20

BILL GARRETT, Davidson County
Trans:T20160074524 DEEDWARR
Recvd: 08/26/16 08:44 2 pgs
Fees:13.00 Taxes:913.90
20160826-0089492

THIS INSTRUMENT PREPARED BY:
Keith H. Solomon, Attorney
SolomonParks Title & Escrow, LLC
4025 Hillsboro Pike, Suite 601, Nashville, TN 37215

WARRANTY DEED

Address of New Owner	Send Tax Bills To	Map-Parcel Number
Marla T. Neely and Marvin Neely, and Carter N. Tuggle and Amy F. Tuggle	Marla T. Neely and Marvin Neely, and Carter N. Tuggle and Amy F. Tuggle	061-04-0-089.00
2 Ruskin Avenue	2 Ruskin Avenue	
Nashville, TN 37216-1416	Nashville, TN 37216-1416	

FOR AND IN CONSIDERATION of the sum of Ten dollars ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, **WE**,

Marion K. Grant, an unmarried person, and and Gregory S. Davis and Valerie Davis, husband and wife

(hereinafter called the "Grantor"), have bargained and sold, and by these presents do transfer and convey unto

Marla T. Neely and Marvin Neely husband and wife and Carter N. Tuggle and Amy F. Tuggle, husband and wife

(hereinafter called the "Grantee"), his heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to-wit:

BEING part of Lot Nos. 6 and 7 of Block 3 of the Map of the A. J. McGaughey's Second Haysboro Subdivision, of record in Book 547, Page 43, Register's Office for Davidson County, Tennessee.

Beginning at a point in the Southerly margin of Ruskin Avenue, which point is 198 feet West of the Westerly margin of Brush Hill Road; thence Southerly 159.30 feet to a point; thence Westerly 102 feet to a point; thence Northerly 166 feet to the Southerly margin of Ruskin Avenue; thence with the margin of same, Easterly 102 feet to the point of beginning.

Being the same property conveyed to Marion K. Grant, an unmarried person, and Gregory S. Davis and Valerie J. Davis, husband and wife by Warranty deed from Linda J. Davis, unmarried of record in Instrument No. 20160324-0028025 Register's Office for Davidson County, Tennessee, dated March 22, 2016 and recorded on March 24, 2016.

This is improved property known as 2 Ruskin Avenue, Nashville, TN 37216-1416.

TO HAVE AND TO HOLD the said tract of parcel of land, together with any and all appurtenances, estate, title and interest thereto belonging to the said Grantee, his heirs and assigns, forever.

GRANTOR COVENANTS with the said Grantee that he is lawfully seized and possessed of said land in fee simple, has a good right to convey it and the same is unencumbered, except as follows:

1. Real estate taxes for the current year, which have been prorated between the parties herein and assumed by the Grantee.

2. Matters, if any, shown on any applicable Plan of record in the Register's Office for Davidson County, Tennessee.

3. Covenants, conditions, restrictions, reservations and easements, if any, contained in former instruments of record pertaining to subject property.

GRANTOR FURTHER COVENANTS and binds himself, his heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, his 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.

IN WITNESS WHEREOF the Grantor has hereunto executed this instrument on this the 24th day of August, 2016.

Marion K. Grant

Gregory S. Davis

Valerie Davis

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public, in and for said County and State, the within named, Marion K. Grant, and Gregory S. Davis and Valerie Davis, the bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the within instrument for the purposes therein contained, and who swore to the statements made above and subscribed their names above.

Witness my hand and official seal this 24th day of August, 2016.

Notary Public
My Commission Expires: 8.4.20

THOMAS VORHOLT II
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

SolomonParks File No. 316248