THIS INSTRUMENT WAS PREPARED BY Bankers Title & Escrow Corp. 3310 West End Ave., Ste. 540 Nashville, TN 37203	STATE OF TENNESSEE COUNTY OF DAVIDSON THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 220,000.00 Affiant SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 1 DAY OF DECEMBER, 2016. Notary Public MY COMMISSION EXPIRES: 6-20 (AFFIX SEAL)

BILL GARRETT, Davidson County
Trans:T20160106378 DEEDWARR
Recvd: 12/02/16 15:22 2 pgs
Fees:13.00 Taxes:814.00
20161202-0126950

JAMES A. WAECHTER NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
West Nashville Living, LLC	NEW OWNER	
700 51st Avenue North		09109009100
Nashville, TN 37209		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS. THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I, **Sammy L. Neely, unmarried,**

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **West Nashville Living, LLC, a Tennessee Limited Liability Company,**

HEREINAFTER CALLED THE GRANTEE, ITS SUCCESSORS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being the easterly 66.7 feet of Lot No. 40 on the Plan of T. M. Nall's Subdivision of Lots Nos. 18, 19, and 20 of the B. F. Cockrill Farm of record in Plat Book 421, Page 63, in the Register's Office for Davidson County, Tennessee, being Lot No. 1 on the unrecorded plat of the subdivision of Lots Nos. 39 and 40 said T. M. Nall's Subdivision, described according to a survey made by Hickerson-Miller, Engineers-Surveyors, February 25, 1959, as follows:

Beginning on the northerly margin of Deal Avenue, at a point 520 feet west of the westerly margin of Stevenson Avenue formerly Nall Avenue, being the corner of Lots Nos. 40 and 41; thence with the northerly margin of Deal Avenue westwardly 66.7 feet to an iron pin; thence northwardly and parallel with the line between Lots Nos. 40 and 41, 217 feet to an iron pin; thence eastwardly 66.7 feet to an iron pin, the corner of lots Nos. 40 and 41; thence with the line between said two lots, southwardly 217.8 feet to the beginning.

Being the same property conveyed to Sammy L. Neely by Executor's Quitclaim deed from Sammy L. Neely, as Executor of the Estate of Marjorie E. Fuqua Neely of record in Instrument No. 20150821-0084562 Register's Office for Davidson County, Tennessee, dated August 28, 2015 and recorded on August 21, 2015.

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been prorated and paid by Grantor; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

This is IMPROVED property known as **6012 Deal Avenue, Nashville, TN 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 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 hand this the 1 day of December, 2016.

Sammy L. Neely

Sammy L. Neely

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 **Sammy L. Neely** the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the within named bargainor, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal this the 1 day of December, 2016.

My Commission expires: 1-6-20

JAMES A. WAECHTER NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

Notary Public