WARRANTY DEED

JULIE COONEY STATE OF TENNESSEE NOTARY PUBLIC MAURY COUNTY, TENN

Davidson County DEEDWARR
Recvd: 12/07/16 16:21 2 pgs
Fees:13.00 Taxes:481.00
20161207-0128747

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER OR VALUE OF THE PROPERTY TRANSFERRED, WHICHEVER IS GREATER IS, **$130,000.00.**

Affiant

Subscribed and sworn to before me this 6th day of November 20 16

Notary Public
My Commission expires: 5-22-17
(Affix Seal)

THIS INSTRUMENT PREPARED BY
Nashville Title Insurance Corporation, 2818 Bransford Avenue, Nashville, Tennessee 37204

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBER:
Kirtley Whittington	SAME	09011004300
106 B 38th Avenue North		
Nashville, TN 37209		

WITNESSETH: That for and in consideration of TEN dollars, cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, **Janice M. Neely**, hereinafter called the GRANTOR, does hereby bargain, sell, convey and confirm unto **Kirtley Whittington and David Hefley**, their heirs and assigns, hereinafter called the GRANTEES, the following described real estate, situated and being located in Davidson County, Tennessee:

Land in Davidson County, Tennessee, being part of Lot No. 68 on the Plan of West Nashville Annex, as of record in Book 332, Page 11, Register's Office for said County, described as follows:

Beginning at a stake at face of rock wall in the northerly line of the Winkler property, the southwest corner of the property conveyed to Consolidated Developments, Inc., by Deed from Roy L. Goddard and wife, of record in Book 2490, Page 229, said Register's Office; thence said line and with said rock wall, North 76 degrees 34 minutes west 200 feet, more or less, to the easterly margin of Basswood Avenue; thence with said Avenue, northwardly 112 feet; thence eastwardly 200 feet to the westerly line of said Consolidated Developments, Inc., property; thence with said line, South 25 degrees 30 minutes west 75 feet to the beginning.

Being the same property conveyed to Thomas H. Neely and wife, Janice M. Neely from Jeffrey Allen Scarbro by Warranty Deed on May 17, 1999, of record in Book 11494, Page 989, Register's Office for Davidson County, Tennessee. Thomas H. Neely having deceased on October 4, 2013.

The property is subject to any and all existing easements and restrictions as shown of record including the following:

- Taxes and assessments for the year 2017 in the estimated amount of $916.70 for County and subsequent years, plus any penalties and interest which may accrue for Map & Parcel 09011004300, which are not due until 10/1/2017.
- Subject to all matters as shown on the Plan of record in Plat Book 332, Page 11, Register's Office for Davidson County, Tennessee.
- Any inaccuracy in the area, square footage, or acreage of land described in Schedule A or attached plat, if any. The Company does not insure the area, square footage, or acreage of the land.

This is improved property known as: **506 Basswood Drive, Nashville, TN 37209**

TO HAVE AND TO HOLD The aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the GRANTEE, his heirs, successors and assigns in fee simple forever. And the GRANTOR does hereby covenant with the GRANTEE that he is lawfully seized in fee of the aforedescribed real estate; that he has a good right to sell and convey the same; that the same is unencumbered, and that the title and quiet possession thereto he will warrant and forever defend against the lawful claims of all persons.

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 our hands this December 1, 2016.

Janice M. Neely

Janice M. Neely

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **Janice M. Neely** to me known to be the person described in and who executed the foregoing instrument, and acknowledged that she executed the same for the purposes therein contained.

WITNESS my hand and Official Seal at office this December 1, 2016

My commission expires 5-24-17

Julie Coone

Notary Public

JULIE COONE
STATE OF TENNESSEE NOTARY PUBLIC
MAURY COUNTY, TENN

I, Andy Maloney, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of TN
County of Davidson

Personally appeared before me, Julie Coone, a notary public for this county and state, Andy Maloney, who acknowledges that this certificate of an electronic document is true and correct and whose signature I have witnessed.

Julie Coone

Notary's Signature

My commission expires: 5-24-17

JULIE COONE
STATE OF TENNESSEE NOTARY PUBLIC
MAURY COUNTY, TENN