# WARRANTY DEED

PLEASE RETURN TO:
WARRANTY TITLE INSURANCE CO
165 INDIAN LAKE BLVD, STE 106
HENDERSONVILLE, TN 37075

MELISSA D. ROGERS
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

BILL GARRETT, Davidson County
Trans:T20160109268 DEEDWARR
Recvd: 12/13/16 10:06 2 pgs
Fees:13.00 Taxes:1165.50

20161213-0130449

STATE OF TENNESSEE
COUNTY OF SUMNER

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $315,000.00

X _____
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 9TH DAY OF DECEMBER, 2016.

Melissa D. Rogers
Notary Public

MY COMMISSION EXPIRES: 4/19/19
(AFFIX SEAL)

**THIS INSTRUMENT WAS PREPARED BY**
Warranty Title Insurance Company, Inc.
165 Indian Lake Blvd., Suite 106
Hendersonville, TN 37075

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NO(S).: |
|---|---|---|
| Wilson Nealy | Highlands Residential Mortgage, LTD | 103-14-12 |
| (NAME) | (NAME) | |
| 76 Brookwood Terrace | 12001 N. Central Expressway, Suite #750 | |
| (ADDRESS) | (ADDRESS) | |
| Nashville, TN 37205 | Dallas, TX 75243 | |
| (CITY) (STATE) (ZIP) | (CITY) (STATE) (ZIP) | File No.: 20162787 |

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, MARGARET NEALY, UNMARRIED**, hereinafter called the GRANTOR, have bargained and sold, and by these presents do transfer and convey unto **WILSON NEALY, SINGLE MAN**, hereinafter called the GRANTEES, their heirs 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 Lot No. 62 on the Revised Plan of Hillwood Terrace, Section II, as of record in Book 3300, page 73, Register's Office for said County.

Said Lot No. 62 fronts 96 feet on the northerly side of Brookwood Terrace and extends back 215.7 feet on the westerly line and 217.5 feet on the easterly line to a dead line in the rear on which it measures 84.8 feet.

Being the same property conveyed to Clyde Nealy and wife, Margarer Nealy by deed from Robert C. Adams and wife, Hazel Adams, dated July 2, 1965, of record in Book 3910, page 59, Register's Office for Davidson County, Tennessee. The said Clyde Nealy having since died on 9/1/04, leaving Margaret Nealy as surviving tenant by the entirety.

Margarer Nealy and Margaret Nealy are one and the same person.

This conveyance is subject to the following: (a) Easements, setback lines, notes, conditions, stipulations, etc, and all other matters as set forth per Plat Book 3300, page 73, Register's Office for said County; and (b) Restrictions of record in Book 2750, page 521 and Book 3315, page 282, said Register's Office.

Unimproved ☐

This is improved ☒ property, known as 76 Brookwood Terrace, Nashville, TN 37205
(House No.) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 I/we do covenant with the said GRANTEES that I/we am/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 I/we do further covenant and bind myself, my 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 any gender shall be applicable to all genders.

It is expressly agreed by the parties hereto that all taxes for the current year shall be prorated between them as of the date of this deed.

This conveyance is expressly made subject to reservations, restrictions, easements, covenants and conditions contained in former instruments of record pertaining thereto and to all easements and encroachments apparent from an inspection of the property.

Witness my hand this 9th day of December, 2016

Margaret M. Nealy
Margaret Nealy

STATE OF TENNESEE )
COUNTY OF SUMNER )

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, Margaret Nealy, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 9th day of December, 2016.

Melissa D. Rogers
Notary Public
My Commission Expires: 4/19/17

MELISSA D. ROGERS
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY