(1)

THIS INSTRUMENT PREPARED BY:
Chapman & Rosenthal Title, Inc.
1620 Westgate Circle, Ste 150
Brentwood, TN 37027

CRT File No. 161210257

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

BILL GARRETT, Davidson County
Trans:T20170005176 DEEDWARR
Recvd: 01/19/17 09:40 2 pgs
Fees:13.00 Taxes:354.83
20170119-0005801

CONNIE L. TIMBS
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is: $95,900.00.

Deborah L. Barth
Affiant

Subscribed and sworn to before me, this 17th day of January, 2017.

Connie L Timbs
Notary Public
My Commission Expires: 2-4-2019

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Jeffry A. Neal and Beverly E. Neal	Flagstar Bank, FSB	Tax Parcel ID No.
3530 Seneca Forest Drive	5151 Corporate Drive	136-10-0B-013.00-CO
Nashville TN 37217	Troy, MI 48098	

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Judy F. Grimes, unmarried** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Jeffry A. Neal and Beverly E. Neal, husband and wife**, ("Grantees"), their successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Certain real property situate in Davidson County, Tennessee, and described as follows, to-wit:

BEING Lot No. 41, Unit No. 41A on the Plan of Condominium Site of Lots 15-20, 41-56, Section Four, Priest Lake Forest, of record in Book 5200, page 573, as amended in Book 6200, page 75, Register's Office for Davidson County, Tennessee, to which plan and record thereof are incorporated herein and made a part hereof by reference.

Being the same property conveyed to Judy F. Grimes, unmarried by Warranty deed from Michael W. Turner, unmarried of record in Book 9127, page 839, Register's Office for Davidson County, Tennessee, dated October 21, 1993 and recorded on October 27, 1993.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

Taxes for the year 2017, a lien not yet due and payable.

Subject to all matters shown on the Plan of record in Plat Book 5200, Page 573 and amended in Plat Book 6200, Page 75, Register's Office for Davidson County, Tennessee.

The premises herein is a condominium apartment established pursuant to the provisions of the Tennessee "Horizontal Property Act" as the same is set out in Section 66-27-101 et seq. of the Tennessee Code Annotated, and is subject to the provisions and requirements thereof; also subject to easements, rights, and interest in favor of other unit owners and all sewer, water, electrical, telephone and other utility easements now or hereafter established over, through or upon the land embracing the regime and building thereon; and also including without limitations

all conditions, covenants, restrictions, reservations, options, burdens, assessments, and other undertakings contained in the Master Deed establishing a Horizontal Property regime of Priest Lake Forest, and recorded in Book 5931, page 645 as amended in Book 6012, page 101; Book 6106, page 610; Book 6124, page 956; Book 6145, page 435, and Instrument No. 20090602-0050792, Register's Office for Davidson County, Tennessee.

By-Laws of record in Book 6021, Page 102, in the Register's Office for Davidson County, Tennessee.

Covenants, conditions, restrictions, reservations, easements, liens for assessments, options, powers of attorney, and limitations on title set forth in restrictions recorded in Book 6123, page 176, and in any allied instrument(s) referred to in said restrictions.

Rights and easements of adjoining landowners in and to any party wall(s) located on the insured parcel.

Subject to rights of others in and to the common areas and/or elements.

This is improved property located at 3530 Seneca Forest Drive Nashville TN 37217

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, their successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, their successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 17th day of January, 2017.

Judy F. Grimes

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Judy F. Grimes, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 17th day of January, 2017.

Nathan L. Powers
Notary Public
My Commission Expires: 02/26/17

NATHAN L. POWERS
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY