RECORD AND ~~RETURN~~ TO:
Limestone Title and Escrow, LLC
5200 Maryland Way
Suite 202
Brentwood, Tennessee 37027
File No.: TN168276

AFTER RECORDING RETURN TO
Limestone Title & Escrow, LLC
3173 S Church St
Murfreesboro, TN 37127

**WARRANTY DEED**

BILL GARRETT, Davidson County
Trans:T20170007152 DEEDWARR
Recvd: 01/25/17 10:35 2 pgs
Fees:13.00 Taxes:628.63
20170125-0008085

JANE GRAZER
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $169,900.00.

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 20th day of January, 2017.

NOTARY PUBLIC

My commission expires: 8/18/18

THIS INSTRUMENT PREPARED BY:
Limestone Title and Escrow, LLC, 5200 Maryland Way, Suite 202, Brentwood, TN 37027

| ADDRESS NEW OWNER: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| Caroline Eller<br>735 Tulip Grove Road, Apt. 201<br>Hermitqage, TN 37076 | Same address as new owner | 075 12 0F 082.00 |

FOR AND IN CONSIDERATION of the sum of One Hundred Sixty Nine Thousand Nine Hundred and 00/100 Dollars ($169,900.00), and other good and valuable consideration, cash in hand paid by the hereinafter named Grantee, the receipt of which is hereby acknowledged; the undersigned, **AMY MCNEAL (FORMERLY KNOWN AS AMY MCPEAK), A MARRIED WOMAN**, hereinafter called the Grantor, has bargained and sold and by these presents do hereby transfer and convey unto, **CAROLINE ELLER, AN UNMARRIED WOMAN**, hereinafter called the Grantee, her heirs and assigns forever, that certain parcel of real estate situated in Davidson County, Tennessee, and being further described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot 82, AKA Unit 201, Tulip Cove Townhomes, as shown on plat of record in Exhibit "B" in the Declaration of Covenants, Conditions and Restrictions filed of record in Instrument No. 20050525-0059119, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed to Amy McPeak, by Special Warranty Deed from Marquis Homes, LLC, dated 10/30/2009, recorded 11/2/2009, of record in Instrument #20091102-0100959, in the Register's Office for Davidson County, Tennessee.

The address of the herein described property is believed to be 735 Tulip Grove Road, Apt. 201, Hermitage, TN 37076, and is shown on all tax records as same, but such addresses are not part of the legal description of the property herein and in the event of any discrepancy, the legal description herein shall control.

This conveyance is made subject to all matters as shown as shown on plat of record in Exhibit "B" in the Declaration of Covenants, Conditions and Restrictions filed of record in Instrument No. 20050525-0059119; to any and all restrictive covenants and/or easements of record in the Register's Office for Davidson County, Tennessee; and to the zoning and subdivision regulations of the appropriate governmental body.

TO HAVE AND TO HOLD said real estate, together with all of the appurtenances, estate and title thereunto belonging, unto the said Grantee, her heirs and assigns, forever.

The undersigned covenant with the said Grantee that she is lawfully seized and possessed of said real estate; that she has a good right to convey the same; and that it is unencumbered except by lien of the 2017 property taxes, which taxes are being prorated between the parties, and the payment thereof will be the responsibility of the Grantee.

The undersigned further covenants and binds herself, her heirs and assigns, forever to warrant and defend the title to said real estate unto the said Grantee, her heirs and assigns, against the lawful claims of all persons, whomsoever.

This property is not a marital residence and as such is not subject to any homestead, dower or other marital interest as contemplated by T.C.A. 260-2-307 or other similar statute.

WITNESS MY HAND, this the 20th day of January, 2017.

AMcNeal

**AMY MCNEAL**

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, a Notary Public, Amy McNeal, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand and seal, this the 20th day of January, 2017.




Notary Public

Jane Grazer

Printed Notary Name

My commission expires: 8/18/18