ADDRESS NEW OWNER: Andy Gibbons
7417 East Winchester Drive
Antioch, TN 37013

SEND TAX BILL TO:
Same as new Owner

MAP-PARCEL NOS. 151-10-A 78.00

BILL GARRETT, Davidson County
Trans:T20170011534 DEEDWARR
Recvd: 02/08/17 10:01 2 pgs
Fees:13.00 Taxes:873.20
20170208-0013153

Prepared by: Cindy S. Smith, P.C., Attorney at Law
P.O. Box 292004
Nashville, TN 37229-2004

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN and No/100 ($10.00) DOLLARS cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which are hereby acknowledged, We, **Brittany Jernigan Neely and Russell Neely, wife and husband** (the "Grantors"), have bargained and sold, and by these presents do transfer and convey unto **Katie Ellis, an unmarried woman, and Andy Gibbons, an unmarried man** (the "Grantees"), Grantees' successors and assigns, a certain tract or parcel of land in **Davidson County**, State of Tennessee, being more particularly described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 295, on the Plan of Phase I, Villages of Long Hunter, P.U.D. Final Subdivision, as shown by plat of record in Plat of record in Instrument No. 20010123-0006894, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Brittany Jernigan Neely and husband, Russell Jernigan, from Kimble Davis and Occlyde Davis, wife and husband, by Warranty Deed recorded on January 30, 2015, in Instrument No. 20150130-0008983, Register's Office for Davidson County, Tennessee.

This is property with a common address of 7417 East Winchester Drive, Antioch, TN 37013.

CONVEYANCE OF SAID PROPERTY IS MADE SUBJECT TO THE FOLLOWING:
(1) Property taxes for the current year and all subsequent years, taxes for the current year having been prorated and payment of same being assumed by the Grantee.(2) All matters appearing on the Plan of record in Instrument No. 20010123-0006894, Register's Office for Davidson County, Tennessee.(3) All matters appearing on the Boundary Plat of Villages of Long Hunter P.U.D. of record in Instrument No. 20000207-0012630, said Register's Office.(4) All matters appearing on the Boundary Survey of Villages of Long Hunter, Phase 1, by DBS & Associates Engineering, Christopher C. White, R.L.S. Tennessee No. 1569, 45-A Rutledge Street, Nashville, Tennessee 37210, dated July 19, 2000, and revised July 27, 2000.(5) Declaration of Covenants, Conditions and Restrictions in Instrument No. 20010531-0056382, as amended in Instrument No. 20031111-0164945, said Register's Office.(6) Charter for Homeowners Association in Instrument No. 20010531-0056381, said Register's Office.(7) By-Laws of the Villages of Long Hunter Homeowners Association, Inc., of record in Instrument No. 20041022-0127537, said Register's Office.(8) Quitclaim Deed to Homeowners Association in Instrument No. 20010531-0056383, said Register's Office.(9) Grant of Easements on acreage to Crossmann Communities of Tennessee for "continuing the Facilities within the easement area" appearing of record in Instrument No. 20000906-0088271, said Register's Office.(10) Grant of Easement for 20' on acreage to Grossmann Communities of Tennessee appearing of record in Instrument No. 20000906-0088272, said Register's Office.(11) Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage to Metropolitan Government of Nashville and Davidson County, Tennessee, appearing of record in Instrument No. 20001030-0107415, said Register's Office.(12) Agreement for Dedication of Easement for Water Mains and Appurtenances to Metropolitan Government of Nashville and Davidson County, Tennessee, appearing of record in Book 8197, Page 288; Book 8358, Page 91; and Book 8358, Page 94, said Register's Office.(13) An easement 20 feet wide for ingress and egress to cemetery adjoining the land herein described, the location of which is indefinite according to the January 21, 2000, survey of the land and revised on July 19, 2000, by Christopher C. White, Tennessee RLS 1569, and being of record in Book 1101, Page 457, and Book 1115, Page 302, said Register's Office.(14) Corporation Conveyance of Easement on .02 acres to Tennessee Telephone Company Corporation appearing of record in Book 9661, Page 919, said Register's Office.(15) Stormwater Detention

Agreement in Instrument No. 20020718-0086411, said Register's Office.(16) Grant of Transmission line easement appearing of record in Book 2338, Page 466, said Register's Office.(17) Judgment for "Easement and Right of Way" in favor of Tennessee Valley Authority appearing of record in Book 4535, Page 351, said Register's Office.(18) Declaration of Taking in favor of Tennessee Valley Authority appearing of record in Book 4446, Page 423, and Judgment of record in Book 4535, Page 351, said Register's Office.(19) Easement to Colonial Pipeline Company in Book 3641, Page 385; Book 4584, Page 112, said Register's Office.(20) Transmission Line Easement in Book 4428, Page 575, said Register's Office.

TO HAVE AND TO HOLD the said tract or parcel of land with the appurtenances, estate, title, and interests thereto belonging to the said Grantees, Grantees' successors and assigns, forever. And Grantors do covenant with the said Grantees that Grantors are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered except as set forth herein.

And Grantors do further covenant and bind themselves, their heirs, representatives and assigns, to warrant and forever defend the title to the Property to the said Grantees, their successors and assigns against the lawful claims of all persons whomsoever.

When necessary for proper construction, the singular shall include the plural and the plural shall include the singular, and the reference to any gender shall include reference to any and all genders.

IN WITNESS WHEREOF, the Grantors have caused this Deed to be executed this 31st day of January 2017.

Brittany Jernigan Neely

Russell Neely

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named **Brittany Jernigan Neely and Russell Neely, wife and husband,** with whom I am personally acquainted, or who proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office this 31st day of January 2017.

CINDY S. SMITH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

Notary Public
My Commission Expires: My Commission Expires MAR. 7, 2017

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater for this transfer is $236,000.00.

Affiant

Subscribed and sworn before me this 31st day of January 2017.

KRISTEN RADCLIFFE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 01/[illegible]

Notary Public
My Commission Expires: 1-12-20[illegible]

File No. 1701K033