THIS INSTRUMENT WAS PREPARED BY and
PLEASE RETURN TO:

W. AARON FORTNER, PLLC
810 Crescent Centre Drive, Suite 110
Franklin, Tennessee 37067

BILL GARRETT, Davidson County
Trans:T20170024268 DEEDWARR
Recvd: 03/22/17 11:42 2 pgs
Fees:13.00 Taxes:1202.50
20170322-0027989

WARRANTY DEED

Address of New Owners:	Send Tax Bills To:	Tax ID#:
Mark & Mirella Neely 818 Walden Dr. Franklin, TN 37064	New Owner	093-04-0A-002.00 CO

For and in consideration of the sum of Ten Dollars, cash paid in hand paid by the hereinafter named Grantees, and for other good and valuable consideration, the receipt of which is hereby acknowledged, we, **Steven D. Neely and Ashley A. Neely, husband and wife**, hereinafter called the Grantors, have bargained and sold, and by these presents do hereby transfer and convey unto **Mark Neely and Mirella Neely, husband and wife**, hereinafter called the Grantees, their successors and assigns, the following described Real Property in **Davidson** County, State of Tennessee, described as follows, to wit:

Land in Davidson County, Tennessee, being Unit B, on the Plan of Sylvan Street Townhomes, as established by Declaration of Covenants, Conditions and Restrictions for Sylvan Street Townhomes, a Horizontal Property Regime with Private Elements, of record as Instrument No. 20070817-0098599, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete legal description.

Being the same property conveyed to Steven D. Neely and Ashley A. Neely, husband and wife, by Warranty Deed from James C. Woodard, II and Charles F. Caudell, III of record on January 30, 2009, Instrument No. 20090130-0008087, Davidson County Register of Deeds.

This is improved property known as 811 B Sylvan Street, Nashville, TN 37206.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, Drainage, and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations, and easements of record, (4) any building restrictions, (5) any unrecorded easements, or those imposed by operation of law, and (6) all other matters of public record.

To Have and to Hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE, forever. GRANTOR covenants with said GRANTEE that we 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 set out herein. We do further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to the said land to the GRANTEE, its successors and assigns, against the lawful claims of all persons whomsoever. 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 my hand, this 17th **day of** March, **2017**:

Steven D. Neely
Steven D. Neely

Ashley A. Neely
Ashley A. Neely

STATE OF TENNESSEE

COUNTY OF Williamson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Steven D. Neely and Ashley A. Neely,** the bargainors, with whom I am personally acquainted or 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, this 17th day of March, 2017:

Amanda Minor
Notary Public

My Commission Expires: 12.12.20

AMANDA MINOR
TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

STATE OF TENNESSEE

COUNTY OF Williamson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS $**325,000.00**:

Affiant

SWORN AND SUBSCRIBED TO BEFORE ME, THIS THIS 17th DAY OF March, 2017:

Notary Public

My Commission Expires: 7-16-18

AMY FREDRICKSON
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON