BOX 10-A

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $337,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 26 DAY OF July, 2017.

Notary Public

MY COMMISSION EXPIRES: November 5, 2019

(AFFIX SEAL)

BILL GARRETT, Davidson County
Trans:T20170064561 DEEDWARR
Recvd: 07/27/17 12:33 2 pgs
Fees:13.00 Taxes:1246.90
20170727-0076213

THIS INSTRUMENT WAS PREPARED BY
Hardeman & Montgomery, 4301 Hillsboro Pike, Suite 300, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Thomas Clinton Neel and Linda Leeann Williams Neel	New Owner	
(NAME) 4936 Franklin Pike	(NAME)	146-06-0-024.00
(ADDRESS) Nashville, TN 37220	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

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, WE, **LESTER WILLIAMS, JR., AND LINDA A. WILLIAMS, HUSBAND AND WIFE**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **THOMAS CLINTON NEEL AND LINDA LEEANN WILLIAMS NEEL, HUSBAND AND WIFE,** 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, TN, BEING Part of Lot No. 2, on the plan of Fesseyland, of record in Plat Book 2854, Page 99, Register's Office for Davidson County, TN, to which plan references is hereby made for a complete description thereof.

Being the same property conveyed to Lester Williams, Jr., and spouse, Linda A. Williams, by deed dated September 30, 2008, from Sally A. Santen, an unmarried woman, and Robin R. Hemphill, an unmarried man, filed of record on October 1, 2008, in Instrument No. 20081001-0099828, Register's Office for Davidson County, Tennessee.

Less and Except:

A small triangular parcel of land, beginning at a concrete monument in the west boundary line of Lot No. 2, Plan of Fesseyland, shown and recorded in Book 2854, page 99, Register's Office for Davidson County, Tennessee and running in a southerly direction from said concrete monument a distance of 74.13 feet to a concrete monument in the line of said Lot No 2 (Two) abutting on Farrell Road; running thence from said concrete monument in a circular or crescent shape from east to west to the concrete monument above referred to as the point of beginning.

Being the same property conveyed to City of Oak Hill, Tennessee, a municipal corporation by Deed from Russell Home Builders of record in Book 3249, page 431, said Register's Office.

This conveyance is subject to all easements, restrictive covenants and conditions, and all other matters of record, including all items set out on any applicable plat of record.

RETURN TO:
PREMIER ESCROW, LLC
4301 HILLSBORO ROAD, STE 300
NASHVILLE, TN 37215

unimproved
This is improved x property, known as 4936 Franklin Pike, Nashville, TN 37220
(House Number) (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 we do covenant with the said GRANTEES 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 herein set out; and we do further covenant and bind ourselves, our 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, 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 26 day of July, 2017

LESTER WILLIAMS, JR.,

Linda A Williams

LINDA A. WILLIAMS

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Lester Williams, Jr., and Linda A. Williams, 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 at Nashville, Tennessee this 26 day of July, 2017.

Commission expires:

Notary Public

KEVIN D. MONTGOMERY
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires November 5, 2019