BILL GARRETT, Davidson County
Trans:T20170074249 DEEDWARR
Recvd: 08/25/17 10:13 2 pgs
Fees:12.00 Taxes:0.00
20170825-0087481

THIS INSTRUMENT PREPARED BY:
DEAN ROBINSON, ATTORNEY
1000 Pleasant Grove Place
Suite 200
Mt. Juliet, TN 37122

ADDRESS NEW OWNER:
Randal W. Neely, et ux
4552 Andrew Jackson Pkwy.
Hermitage, TN 37076

MORTGAGEE:
U. S. Bank Home Mortgage
4801 Frederica St.
Owensboro, KY 42301

SEND TAX BILLS:
Mortgagee

MAP-PARCEL:
07504001800

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN ($10.00) DOLLARS, cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, pursuant to Tennessee Code Annotated §66-1-109, I, **Randal W. Neely**, hereinafter called the Grantor, with the express purpose and intent to create an estate by the entireties in and to my interest in the property, have bargained and sold, and by these presents do transfer and convey unto **Faima Albertovna Nabiullina**, an interest to create an estate by the entireties, hereinafter called the Grantee, her heirs and assigns, a certain tract or parcel of land in the Davidson County, Tennessee, described as follows, to wit:

> Being Lot No. 128 on the Plan of Tulip Grove Subdivision, Section Three, as of record in Plat Book 3700, page 146, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate description thereof.
>
> Being the same property conveyed to Randal W. Neely by deed from Vicki C. Wiseman et vir, Elton Lee Wiseman, as of record in Instrument No. 20140530-0046435, Register's Office for Davidson County, Tennessee.

This is improved property known as 4552 Andrew Jackson Pkwy, Hermitage, TN 37076.

This conveyance is made subject to all restrictions and easements of record, or which a visual inspection of the property would reveal and specifically subject to a first mortgage to U. S. Bank, of record in Instrument No. 20140530-0046436, Register's Office for Davidson County, Tennessee.

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, her heirs and assigns, forever; and I do covenant with the said Grantee that I am 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 I do further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, her 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 18 day of August, 2017.

RANDAL W. NEELY

STATE OF TENNESSEE)
COUNTY OF WILSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Randal W. Neely**, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within Warranty Deed for the purposes therein contained.

Witness my hand and official seal at Mt. Juliet, Tennessee, this 18th day of August, 2017.

NOTARY PUBLIC

ELIZABETH G. COOPER
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

My Commission Expires: 9/22/20

STATE OF TENNESSEE)
COUNTY OF WILSON)

The actual consideration or value, whichever is greater for this transfer is None.

AFFIANT

Subscribed and sworn to before me
this 18th day of August, 2017.

NOTARY PUBLIC

My Commission Expires: 9/22/20

ELIZABETH G. COOPER
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY