Bill Garrett Davidson County
Batch# 20967 DEEDWARR
11/01/2017 03:01:30 PM 2 pgs
Fees: $13.00 Taxes: $577.20
20171101-0112218

# WARRANTY DEED

MELODIE HEATHERS
STATE OF TENNESSEE NOTARY PUBLIC
COMM. EXP. 07-06-2020
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $156,000.00

AFFIANT

SUBSCRIBED AND SWORN TO ME ON THE 30TH DAY OF OCTOBER 2017.

NOTARY PUBLIC

MY COMMISSION EXPIRES 7-6-20

**THIS INSTRUMENT PREPARED BY**
Compass Land Title, LLC, 278 Franklin Road, Ste. 190, Brentwood, TN 37027
file # 17-4087B

| ADDRESS OF NEW OWNER | SEND TAX BILLS TO<br>If left blank, please use the address of the new owner | MAP-PARCEL |
|---|---|---|
| Martell Neely | SAME | 136-10-0B-077.00-CO |
| 3543 Seneca Forest Drive | | |
| Nashville, TN 37217 | | |

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED,

**WNS HOLDINGS LLC, A DELAWARE LIMITED LIABILITY COMPANY**

HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

**MARTELL NEELY, SINGLE MAN**

HEREINAFTER CALLED THE GRANTEE(S), 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, Tennessee, described as Unit No. 24-A on the Plan of Revision of Lots 21-32, 39, and 40 on Condominium Site Plan of Lots 21-40, Section Five, Priest Lake Forest, of record in Plat Book 6250, Page 49, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

Being the same property conveyed to WNS Holdings LLC by Successor Trustee's deed from Robert S. Coleman, Jr., Successor Trustee of record in Instrument No. 20170331-0031376 Register's Office for Davidson County, Tennessee, dated March 17, 2017 and recorded on March 31, 2017.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

TAXES FOR THE YEAR 2018 AND SUBSEQUENT YEARS.

ANY AND ALL EXISTING EASEMENTS, RESTRICTIONS AND MATTERS SHOWN OF RECORD IN THE REGISTER'S OFFICE FOR DAVIDSON, TENNESSEE.

This is property known as 3543 Seneca Forest Drive, Nashville, TN 37217

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 that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same in 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 on the 30th day of October 2017.

**WNS Holdings LLC, A DELAWARE LIMITED LIABILITY COMPANY**

BY:_____

Larry Wisniewski, President

## STATE OF TENNESSEE
## COUNTY OF WILLIAMSON

Before me, the undersigned, a Notary Public of said County and State, personally appeared Larry Wisniewski, with whom I am personally acquainted (or who proved to me his/her identity on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be President (or other officer authorized to execute the instrument) of WNS HOLDINGS, LLC, the within named bargainor, a Delaware limited liability company, and that himself as such President executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal, this 30th day of October 2017.

_____

Notary Public

My Commission Expires: 12/11/21

J. Carlton Drumwright
State of Tennessee Notary Public
Williamson County

**File #: 17-4087B**

**RECORD & RETURN TO:**

**COMPASS LAND TITLE, LLC**

**278 Franklin Road, Ste. 190**

**Brentwood, TN 37027**

**True Copy Certification**

I, Dellana Lawhorn, do hereby make an oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

STATE OF TN
COUNTY OF Davidson

Personally appeared before me, S Thompson, a notary public for this county and state, Dellana Lawhorn, who acknowledged that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 12.03.19