Return to and send tax bills to: (New Owner)
Karen Pulley, Trustee of 1701 Neelys Bend Land Trust
713 West Main Street, Suite 110
Hendersonville, TN 37075

Prepared by: Michael J. O'Neal
6954 Bethel Road
Greenbrier, TN 37072

WARRANTY DEED TO TRUSTEE UNDER THE
1701 Neelys Bend Land Trust

THIS WARRANTY DEED made this 21st day of July, 2017 , by Michael J. O'Neal hereinafter called "Grantor," to Karen Pulley as Trustee under that certain land trust dated the 21st day of July , 2017 , and referred to as the 1701 Neelys Bend Land Trust, (hereinafter referred to as "Trustee") with full power and authority to protect, conserve and to sell, or to lease or to encumber, or to otherwise manage and dispose of the property hereinafter described and whose Post Office address is: 713 West Main Street, Suite 110, Hendersonville, TN 37075.

WITNESSETH:
That the Grantor, for and in consideration of the sum of Ten and No/100 ($10.00) Dollars and other good and valuable consideration, receipt of which is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto Trustee, all that certain land situate in Davidson County, State of Tennessee, to-wit:

Parcel/Tax ID 052-16-0A-067.00-CO

Being Apartment Unit No. H-67 of Neely's Bend Condominium created under Title 64, Sections 2701, et seq as amended, Tennessee Code Annotated and as established by Master Deed of record in Book 5483, Page 86, Register's Office for Davidson County, Tennessee, together with the undivided percentage interest in the Common Elements appurtenant to said Unit as set forth in Exhibit A-1 of said Master Deed Reference is hereby made to the plat of Neely's Bend Condominium of record in Book 5200, Page 200,said Register's Office for a more complete identification and description of such unit.

Being the same property conveyed to Michael J. O'Neal, Trustee of the Michael J. O'Neal Revocable Trust, by Warranty Deed from Jack A. Goins and wife, Jean G. Goins, dated November 5, 2015 and filed of record in Instrument 20151105-0112642 , being the same property conveyed to Jack A. Goins and wife, jean G. Goins by Warranty Deed from Stanley H. Morris, Jr. and Kenneth R. Greer, dated June 27, 2001 and filed of record in Instrument 20010629-0068979, Register's Office for Davidson County, Tenneessee. The said Jean G. Goins predeceased the said Jack A. Goins, leaving the said Jack A. Goins the surviving tenant by the entirety and sole owner of said land.

RESTRICTIONS:

This conveyance is made subject to restrictions and by-laws appearing of record in Book 5483, Page 86, amended in Instrument No. 20020705-0080848 and Instrument No. 20040527-0062519, Register's Office for said County, and to easements, setback lines and any matters as set out on the aforesaid subdivision plat.

Subject to Building Regulations of record in Book 8277, Page 314, Register's Office for said County.

Subject to Grant of Utility Line Easement of record in Instrument No. 20040624-0075203, Register's Office for said County.

This is improved property, known as 1301 Neelys Bend Road, Unit 67, Madison, TN 37115

This conveyance is subject to:
1. Taxes and Assessments for the year 2017, and subsequent years.
2. Zoning and other governmental regulations.

TO HAVE AND TO HOLD the above described real estate in fee simple with the appurtenances upon the trust and for the purposes set forth in this Deed and in the 1701 Neelys Bend Land Trust, dated the 21st day of July , 2017 , (Trust Agreement) Full power and authority is hereby granted to said Trustee to improve, subdivide, protect, conserve, sell, lease, encumber and otherwise manage and dispose of said property or any part thereof, to dedicate parks, streets, highways or alleys and to vacate any subdivision or part thereof, and to re-subdivide said property as often as desired, to contract to sell, to grant options to purchase, to sell on any terms, to convey either with or without consideration, to convey said property or any part thereof to a successor or successors in trust and to grant to such successor or successors in trust all of the title, estate, powers and authorities vested in said trustee, to donate, to dedicate, to mortgage, pledge or otherwise encumber said property, or any part thereof, to lease said property, or any part thereof, from time to time, in possession or reversion, by leases to commence in present or future, and upon any terms and for any period or periods of time, not exceeding in the case of any single demise the term of 99 years, and to

Bill Garrett Davidson County
Batch# 62224 DEEDWARR
02/26/2018 08:43:00 AM 2 pgs
Fees: $13.00 Taxes: $192.40
20180226-0017569

renew or extend leases upon any terms and for any period or periods of time and to amend, change or modify leases and the terms and provisions thereof at any time or times hereafter, to contract to make leases and to grant options to lease and options to renew leases and options to purchase the whole or in any part of the reversion and to contract respecting the manner of fixing the amount of present or future.

It is expressly agreed by the parties hereto that all taxes and assessments for the current year shall be prorated between them as of the date of this deed and that seller warrants that there are no current liens on the said property.

This conveyance is expressly made to reservations, restrictions, easements, covenants, and conditions contained in former instruments of record pertaining thereto and to all easements and encroachments apparent from an inspection of property.

Michael J. O'Neal, Trustee
Of the Michael J. O'Neal Revocable Trust

Karen A. Pulley, Trustee of the
1701 Neelys Bend Revocable Land Trust

STATE OF TENNESSEE)
COUNTY OF SUMNER)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Michael J. O'Neal with whom I am personally acquainted (or proved to me on the basis of satisfactory evident), and who under oath acknowledged that she executed the foregoing instrument for the purposes and considerations therein contained.

WITNESS my hand and official seal of office this the 21 day of July, 2017.

My Commission Expires: 09/18/17

NOTARY PUBLIC

KAREN BROWN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF SUMNER
MY COMMISSION EXPIRES: SEPTEMBER 18, 2017

STATE OF TENNESSEE)
COUNTY OF SUMNER)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Karen A. Pulley with whom I am personally acquainted (or proved to me on the basis of satisfactory evident), and who under oath acknowledged that she executed the foregoing instrument for the purposes and considerations therein contained.

WITNESS my hand and official seal of office this the 21 day of July, 2017.

My Commission Expires: 09/18/17

NOTARY PUBLIC

KAREN BROWN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF SUMNER
MY COMMISSION EXPIRES: SEPTEMBER 18, 2017

****

STATE OF TENNESSEE)
COUNTY OF SUMNER)

I or we, herby swear or affirm that the actual consideration for this transfer, or value of property or interest in property transferred, whichever is greater, is $52,000 which amount is equal to or greater than the amount which the property or interest in property transferred would command at a fair and voluntary sale.

Karen A. Pulley
AFFIANT

SUBSCRIBED and SWORN to before me this the 21 day of July, 2017.

My Commission Expires: 09/18/17

NOTARY PUBLIC/Register

KAREN BROWN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF SUMNER
MY COMMISSION EXPIRES: SEPTEMBER 18, 2017