Bill Garrett Davidson County
Batch# 65789 DEEDWARR
03/06/2018 11:08:22 AM 2 pgs
Fees: $13.00 Taxes: $754.80
20180306-0021006

(Notary Stamp)	STATE OF TENNESSEE COUNTY OF Wilson The actual consideration or value, whichever is greater, for this transfer is $204,000.00. Affiant Subscribed and sworn to before me, this 1st day of March, 2018. Notary Public My commission expires: 12-4-21

JONATHON TRISTON JACOBS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD

THIS INSTRUMENT PREPARED BY:
SolomonParks Title & Escrow, LLC
557 Sam Ridley Pkwy, Smyrna, TN 37167

WARRANTY DEED

Address of New Owner	Send Tax Bills To	Map-Parcel Number
Benjamin T. Miskelly and Bethany Janelle Miskelly	FirstBank	096-06-0-144.00
2844 Surrey Road	318 Seaboard Lane, Suite 205	
Nashville, TN 37214	Franklin, TN 37067	

FOR AND IN CONSIDERATION of the sum of Ten dollars ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, I,

Jessica R. McNeely, a single person

(hereinafter called the "Grantor"), have bargained and sold, and by these presents do transfer and convey unto

Benjamin T. Miskelly and Bethany Janelle Miskelly, husband and wife

(hereinafter called the "Grantee"), his heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 25 on the Plan of Donelson Heights of record in Plat Book 1424, Page 35, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Jacob T. Spiess and Sichel A. Spiess, husband and wife, as tenants by the entirety by Warranty deed from Lisa V. Spiess and husband, Ernest Spiess of record in Instrument No. 20150803-0076359 Register's Office for Davidson County, Tennessee, dated July 17, 2015 and recorded on August 03, 2015.

Being the same property conveyed to Jessica R. McNeely, a single person by Warranty deed from Jacob T. Spiess and Sichel A. Spiess, husband and wife, as tenants by the entirety of record in Instrument No. 20160825-0088935 Register's Office for Davidson County, Tennessee, dated August 23, 2016 and recorded on August 25, 2016.

This is improved property known as **2844 Surrey Road, Nashville, TN 37214.**

TO HAVE AND TO HOLD the said tract of parcel of land, together with any and all appurtenances, estate, title and interest thereto belonging to the said Grantee, his heirs and assigns, forever.

GRANTOR COVENANTS with the said Grantee that he is lawfully seized and possessed of said land in fee simple, has a good right to convey it and the same is unencumbered, except as follows:

1. Real estate taxes for the current year, which have been prorated between the parties herein and assumed by the Grantee.
2. Matters, if any, shown on any applicable Plan of record in the Register's Office for Davidson County, Tennessee.

3. Covenants, conditions, restrictions, reservations and easements, if any, contained in former instruments of record pertaining to subject property.

GRANTOR FURTHER COVENANTS and binds himself, his heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, his 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.

IN WITNESS WHEREOF the Grantor has hereunto executed this instrument on this the 1st day of March, 2018.

Jessica R. McNeely

Jessica R. McNeely

STATE OF TENNESSEE
COUNTY OF Rutherford

Personally appeared before me, the undersigned, a Notary Public, in and for said County and State, the within named, Jessica R. McNeely, the bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that she executed the within instrument for the purposes therein contained, and who swore to the statements made above and subscribed her name above.

Witness my hand and official seal this 1st day of March, 2018.

Lisa K R Wagner

Notary Public
My Commission Expires: Sept. 20, 2020

LISA K R WAGNER
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

SolomonParks File No. 18-001017-529