STATE OF Tennessee
COUNTY OF Davidson

Bill Garrett Davidson County
Batch# 74381 DEEDWARR
03/28/2018 12:05:37 PM 2 pgs
Fees: $13.00 Taxes: $1,254.30
20180328-0028979

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $339,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 27th DAY OF March, 2018.

PAULA M BEARD STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY My Commission Expires 1-24-22

Notary Public
MY COMMISSION EXPIRES: 1-24-22
File No. G18-1239D

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER
Adam J. Mcheffey and Kari M. Spieler, Husband and Wife (NAME) 960 Thomas Avenue (STREET ADDRESS) Nashville, TN 37216 (CITY) (STATE) (ZIP)	Homestar Financial Corporation (NAME) 332 Washington Street NW (STREET ADDRESS) Gainesville, GA 30501 (CITY) (STATE) (ZIP)	72-63-A-2 CO

FOR AND IN 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 HEREBYACKNOWLEDGED, WE, **Roger E. Neely and Patricia A. Neely, Husband and Wife**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Adam J. Mcheffey and Kari M. Spieler, 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, Tennessee, being Unit No. B on the plan of HOMES AT 1073 ZOPHI STREET, as shown by Master Deed of record in Instrument No. 20160411-0034667, in the Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.

BEING a portion of the same property conveyed to Roger E. Neely and Patricia A. Neely, husband and wife from Bennie Hackney, Jr., a single man, by Deed dated August 10, 2015, as Instrument No. 20150813-0081166, in the Register's Office for Davidson County, Tennessee.

Subject to any and all plats, easements, restrictions, and other matters of record, including, but not limited to, the following:

1. Restrictions as recorded in Book 772, page 231, Register's Office for Davidson County, Tennessee.
2. Master Deed as recorded in Instrument No. 20160411-0034667, Register's Office for Davidson County, Tennessee.
3. Charter of Homeowner's Association of record in Instrument No. 20160411-0034666, Register's Office for Davidson County, Tennessee.

The 2017 taxes have been paid by the Grantor and the current taxes have been prorated between the Grantor and Grantee. All future taxes will be assumed by the Grantee herein.
The above legal description is the same as that contained in the previous deed of record.

This is improved property, known as 960 Thomas Avenue, Nashville, TN 37216.

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. Whenever 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/our hand(s) this 27th day of March, 2018.

Roger E. Neely — March 27, 2018 Date

Patricia A. Neely — March 27, 2018 Date

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 Roger E. Neely and Patricia A. Neely, Husband and Wife, the bargainor(s), 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, this 27th day of March, 2018.

My Commission Expires: 10/22/21

Notary Public

Preston D Matthews State of Tennessee Notary Public Sumner County

PREPARED BY AND RETURN TO:

SMITH.SHOLAR.MILLIKEN.PLLC.
P.O. BOX 663
GALLATIN, TN 37066