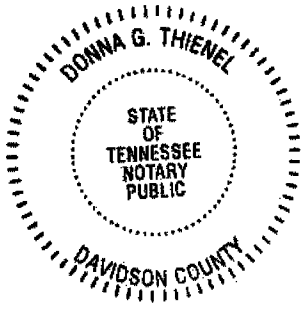
WARRANTY DEED



STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $290,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 15th day of November, 2018.

Notary Public July 8. 2019

MY COMMISSION EXPIRES:

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Foundation Title and Escrow Series, LLC, 3200 West End Ave, #500, Nashville, TN 37203

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO(S).
Gregory Warren Neff, II	Simmons Bank	155 02 0A 002.00
(NAME)	(NAME)	
8005 Montcastle Drive	PO Box 9067, Attn: Mortgage Dept.	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37221	Pine Bluff, AR 71611-9067	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I/WE, **Kathryn H. McCall and Ray B. McCall, Jr., wife and husband**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Gregory Warren Neff, II, and Kathryn K. Neff, 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 Lot No. 2 the Plan of Montcastle Estates, as of record in Book 6900, Page 326 and 327, Register's Office for said County, to which reference is hereby made for a more particular description.

Being the same property conveyed to Jeffrey A. DeBusk and wife, Deborah C. DeBusk by Warranty Deed from First Tennessee Bank National Association dated September 14, 1990 and recorded September 14, 1990 in Book 8196, Page 215, in said Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Jeffrey A. DeBusk by Quitclaim Deed from Deborah C. DeBusk dated March 30, 2000 and recorded April 6, 2000 in Instrument No. 20000406-0034873, in said Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Margaret Dean DeBusk, unmarried by Warranty Deed from Jeffrey A. DeBusk and wife, Pansy S. DeBusk dated April 22, 2002 and recorded April 29, 2002 in Instrument No. 20020429-0052392, in said Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Federal National Mortgage Association by Trustee's Deed from Wilson & Associates, PLLC, Successor Trustee dated May 12, 2017 and recorded May 15, 2017 in Instrument No. 20170515-0047610 pursuant to

Karen Y Johnson Davidson County
Batch# 161944 DEEDWARR
11/16/2018 01:10:30 PM 3 pgs
Fees: $18.00 Taxes: $1,074.85
20181116-0113151

File Number: BEL-188734FC

Further, being the same property conveyed to Kathryn H. McCall and Ray B. McCall, Jr., wife and husband by Special Warranty Deed from Fannie Mae a/k/a Federal National Mortgage Association organized and existing under the laws of the United States of America, being duly authorized by resolution of its board of directors or otherwise, by and through its duly authorized Attorney-in-Fact Wilson & Associates, P.L.L.C. dated March 28, 2018 and recorded April 23, 2018 in Instrument No. 20180423-0038078, in said Register's Office for Davidson County, Tennessee.

This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

unimproved ☐
This is improved ☒ property, known as 8005 Montcastle Drive, Nashville, TN 37221

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. 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 our hands this 15th day of November 2018

Kathryn H. McCall

Kathryn H. McCall

Ray B. McCall, Jr.

STATE OF TENNESSEE

COUNTY OF Davidson

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State aforesaid, the within-named Kathryn H. McCall and Ray B. McCall, Jr., wife and husband, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 15th of November, 2018.

Notary Public

My Commission Expires: 10/17/2019

(SEAL)

EARDNA LUCCIOLA COKLEY NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

File Number: BEL-188734FC

True Copy Certification

I, Penny Y. Ray, do hereby make oath that I am a licensed attorney ~~and/or~~ the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Penny Y. Ray
Signature

State of Tennessee
County of Williamson

Personally appeared before me, Patricia Haggard a notary public for this county and state, Penny Y. Ray who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 5/6/19
Notary' Seal (if on paper)

PATRICIA HAGGARD
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-06-2019