STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $302,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 26th day of February, 2019.

Notary Public
MY COMMISSION EXPIRES: 3/21/22
File No. G19-4418

Karen Johnson Davidson County
Batch# 199885 DEEDWARR
02/27/2019 10:55:48 AM 2 pgs
Fees: $13.00 Taxes: $1,117.40
20190227-0017761

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER
Corey McPherson (NAME)	Resource Financial Services, Inc, (NAME)	86-12-A-69 CO
808 Bloomdale Trace (STREET ADDRESS)	2717 Devine St. (STREET ADDRESS)	
Hermitage, TN 37076 (CITY) (STATE) (ZIP)	Columbia, SC. 29205 (CITY) (STATE) (ZIP)	

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, **Zachary Neds and Linda Neds, husband and wife**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Corey McPherson, an unmarried man**, 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 located in Davidson County, Tennessee, and begin known and designated as all of Lot No. 69, Section Three, Tulip Grove Pointe, as shown on the plat of the same, of record in Instrument No. 20140328-0025675, in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed to Zachary Neds and Linda Neds, husband and wife by Deed dated April 29, 2016 from Wright Farms, L.L.C., a Tennessee limited liability company, recorded May 3, 2016, in Instrument Number 20160503-0043490, in the Official Records of Davidson County, Tennessee.

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

1. Subject to building restriction lines, easements, rights of way, notes, terms, conditions, restrictions and other criteria as shown on the Plat(s) recorded by Instrument No. 20140328-0025675, Register's Office for Davidson County, Tennessee.

2. Restrictions as recorded by Instrument Nos. 20060627-0076734, 20110831-0067559, 20140213-0012929, 20150928-0098458, & 20180131-0009976, Register's Office for Davidson County, Tennessee.

3. Stormwater Detention Agreement by Instrument No. 20031106-0162953, Register's Office for Davidson County, Tennessee.

4. This is a Planned Housing Development and is subject to Homeowner's dues and liens for assessment thereof.

The 2018 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 808 Bloomdale Trace, Hermitage, TN 37076.

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 26th day of February, 2019.

Zachary Neds

Linda Neds

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 26th day of February, 2019, before me personally appeared Zachary Neds and Linda Neds, to me known to be the persons described in and who executed the foregoing instrument, and acknowledged that such persons executed the same as such person's free act and deed.

Witness my hand, at office, this 26th day of February, 2019.

Notary Signature
My commission expires: 3/21/22

PREPARED BY AND RETURN TO:

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