WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY/RETURN TO:
Lawyer's Escrow Service, Inc., 2021 Richard Jones Road, Suite 220, Nashville, TN 37215

STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 215,000.00 .

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 20th day of May, 2019.

Notary Public

COMMISSION EXPIRES: 3-7-23

SHANNON PHILBIN STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON MY COMMISSION EXPIRES MARCH 07, 2023

(BLANK FOR REGISTER'SOFFICE ENDORSEMENT)

Karen Johnson Davidson County
Batch# 232846 DEEDWARR
05/21/2019 11:14:30 AM 2 pgs
Fees: $13.00 Taxes: $795.50
20190521-0047882

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Eric S. Neff And Amy L. Price Neff	FARM CREDIT MID-AMERICA, FLCA	068-00-0-001.00
(NAME)	(NAME)	
2808 Acklen Avenue	1601 UPS DRIVE	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37212	LOUISVILLE, KY 40223	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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 HEREBY ACKNOWLEDGED, we, **Brian L. Buchanan and Lesa M. Buchanan, husband and wife,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Eric S. Neff and Amy L. Price Neff a/k/a Amy L. Neff, married to each other,** HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS, SUCCESSORS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Property Address: 4920 Ashland City Highway, Nashville, TN 37218 Map and parcel 068 00 0 001.00

BEGINNING at a point in the middle of State Highway No. 12, it being at the southeast corner of the Guy Owen Tract, and running thence N. 88 degrees E. 8-3/5 poles to a point in said highway; thence N. 17 1/2 degrees E. 12-3/2 Poles to a Cedar tree; thence N. 25 degrees E. 10-8/25 poles to a small hackberry; thence N. 16 degrees E. 9-2/25 poles to an elm; thence N. 19 1/4 degrees E. 13-4/5 poles to a stake; thence N. 15 degrees E. 12-10 18/25 poles to a small elm near the top of a hill; thence N. 47 1/2 degrees W. 11-13/25 poles to a wire fence, Guy Owens East line; thence with said Guy Owens East line, S. 14 3/4 degrees W.66 poles to the beginning, containing 3-3/4 acres more or less,

Included in the above description but EXCLUDED from this conveyance is an easement conveyed to the State of Tennessee of record in Book 9520, Page 484, in the Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Brian L. Buchanan and Lesa M. Buchanan, husband and wife by Deed dated December 9, 2011 from Frank E. Neal, Personal Representative of the Estate of Charles Ray Bell, recorded December 14, 2011, in Instrument Number 201112140097386, in the Official Records of Davidson County, Tennessee.

This conveyance is subject to all matters shown on any applicable recorded plan, all applicable easements, setback lines, and restrictions of record; and any encroachment, encumbrance, violation, variation or adverse circumstance affecting the title that would be disclosed by an accurate and complete land survey of the land and not shown by the Public Records.

This is Improved property, known as 4920 Ashland City Highway (House Number) (Street) (P.O. Address) Nashville, TN (City or Town) 37218 (Postal Zip)

File No.: 1148-19
Warranty Deed Individual eRec LES rev. 09-2018

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, successors 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, successors 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 20th day of May, 2019.

Brian L. Buchanan by [illegible], Attorney-IN-Fact

Brian L. Buchanan by Anthony N. Greco, his Attorney-In-Fact

Lesa M. Buchanan by [illegible], Attorney-IN-Fact

Lesa M. Buchanan by Anthony N. Greco, Attorney-In-Fact

State of Tennessee

County of Davidson.

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared Anthony N. Greco with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who, upon his oath, acknowledged himself to be the Attorney-in-Fact for the within named Brian L. Buchanan and Lesa M. Buchanan and being authorized to act on behalf of said persons pursuant to a recorded Power of Attorney, he executed the foregoing instrument as their free act and for the purposes therein contained.

In Witness Whereof, I have hereunto set my hand and official seal on this 20th day of May, 2019.

My Commission Expires: _____

SHANNON CHILDRESS STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON MY COMMISSION EXPIRES MARCH 07, 2020

Notary Public

Tennessee Certification of Electronic Document

I, Ernest D. Bennett, III, 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.

Ernest D. Bennett III

Signature

State of Tennessee)
)
County of Davidson)

Personally appeared before me, Anthony N. Greco, a notary public for this county and state, Ernest D. Bennett, III, who acknowledged that this certification of an electronic document is true and correct and whose signature I have witnessed.

(Affix Seal)

ANTHONY N. GRECO STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON MY COMMISSION EXPIRES 9-7-2020

Notary Signature

My Commission Expires: September 7, 2020