This Instrument Prepared by ~~and Return to:~~
Bell & Alexander Title Services, Inc.
8110 Isabella Lane, 2nd Floor
Brentwood, TN 37027

BRIANA GAGE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 01-08-2024

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater is $420,000.00.

Affiant

Subscribed and sworn before me this the 1st day of June, 2020.

Notary Public
My commission expires:

Karen Johnson Davidson County
Batch# 409570 **DEEDWARR**
06/03/2020 08:12:17 AM 2 pgs
Fees: $13.00 Taxes: $1,554.00
20200603-0056741

WARRANTY DEED

Address of New Owner:
Douglas Neeley II and Sarah Neeley
8936 Macauley Lane
Nolensville, TN 37135

Send Tax Bill to:
new owners

Tax Information:
186-04-0A 062.00

For and in consideration of the sum of ten and no/100 dollars ($10.00), cash in hand paid by the hereinafter Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, BILLY W. GATLIN, JR., AN UNMARRIED MAN, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to DOUGLAS NEELEY II AND SARAH NEELEY, HUSBAND AND WIFE, hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land, together with all tenements, hereditaments and appurtenances thereto located in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 172 on the Final Plat of Burkitt Place, Phase 1A, Section 2, as of record in Instrument No. 20060315-0029571, as corrected by Surveyor's Certification of Correction in Instrument No. 20060427-0048556, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Billy W. Gatlin, Jr., an unmarried man, by deed from Billy W. Gatlin, Jr., an unmarried man, who acquired title as married, herein joined by his former spouse, Ashley Smith Gatlin, dated 04/18/2013, of record in Instrument No. 20130603-0055627, said Register's Office.

Also being the same property conveyed to Billy Wayne Gatlin, Jr., married, by deed from Danielle L. Holguin and Raul F. Holguin, wife and husband, dated 05/31/2011, of record in Instrument No. 20110601-0041861, said Register's Office.

Subject to all Easements and Restrictions of record.

THIS IS IMPROVED PROPERTY KNOWN AS 8936 Macauley Lane, Nolensville, TN 37135.

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/or assigns, forever. Grantors covenant with Grantees that Grantors 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to said Grantees, their successors, 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.

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: 6-TAG-20-8936

Witness my hand this the 1 day of June, 2020.

Billy W. Gatlin, Jr.

STATE OF TENNESSEE
COUNTY OF Williamson

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Billy W. Gatlin, Jr., with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 1 day of June, 2020.

My commission expires: 9/18/22

Notary Public

CAVAN MCCANN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
MY COMMISSION EXPIRES SEPTEMBER 18, 2022