Davidson County DEEDWARR
Recvd: 03/13/08 10:00 2 pgs
Fees:13.00 Taxes:532.80

20080313-0025248

Prepared By & Return To:
Infinity Title, LLC
402 BNA Drive, Suite 401
Nashville, TN 37217

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $144,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 11 DAY OF March, 2008.

Notary Public

Commission Expiration: June 26, 2011

ADDRESS OF NEW OWNER:
Andrew Neal
5333 Ashlawn Dr
Nashville, TN 37211

SEND TAX BILLS TO:
~~SAME AS OWNER~~
~~First [illegible]~~
FLAGSTAR BANK
5151 Corporate Dr.
Troy, MI 48098

MAP-PARCEL:
16205031400

WARRANTY DEED

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 HEREBY ACKNOWLEDGED, WE, JEFF HORVATH AND WIFE, JUNE HORVATH, HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO ANDREW NEAL AND WIFE, COLLEEN NEAL, 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. 83 on the Plan of Hickory View Subdivision, Section 3 (3) of record in Plat Book 6250, Page 960, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Jeff Horvath on 07/06/2005, by deed from William E. Burks, filed for record on 07/28/2005, in Instrument No. 20050728-0088506, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

This is improved property known as 5333 Ashlawn Dr Nashville, Tennessee 37211.

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 unemcumbered, 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 my hand this 11 day of March, 2008.

Jeff Horvath

June Horvath

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Jeff Horvath and June Horvath, 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 at Davidson County, Tennessee this 11 day of March, 2008.

Notary Public

Commission Expiration:June 26, 2011

