THIS INSTRUMENT PREPARED BY: **Mudter Morgan, Patterson & Akins** **Attorneys-at-Law** **2000 Richard Jones Road** **Suite 110** **Nashville, Tennessee 37215** **FTEC File No. 28917-07-2009** **Record & Return To:** **Harris Title & Escrow, LLC** **40 Burton Hills Boulevard, Suite 150** **Nashville, TN 37215**	STATE OF TENNESSEE, COUNTY OF DAVIDSON: The actual consideration or value, whichever is greater, for this transfer is: $345,000.00. Affiant Subscribed and sworn to before me this 3rd day of September, 2009. Notary Public My Commission Expires: MAY 8, 2012

GEORGE E. MUDTER, JR. STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

WARRANTY DEED

Address New Owner: Jesse C. Neil 3005 New Natchez Trace Nashville, TN 37215	**Send Tax Bills To:** Pinnacle National Bank 211 Commerce Street Nashville, TN 37201	**Tax Information:** Map and Parcel No.: 11702006700

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Brandt F. Eichman and Jessica Eichman, husband and wife**, ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Jesse C. Neil, unmarried** ("Grantee"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

This is improved property located at 3005 New Natchez Trace, Nashville, TN 37215

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantee, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except as set out on Exhibit "A" hereto. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantee, its successors, heirs and assigns against the lawful claims of all persons, except as set out on Exhibit "A" hereto.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on the 3rd day of September, 2009.

Brandt F. Eichman

Jessica Eichman

BILL GARRETT, Davidson County
Trans:T20090062482 DEEDWARR
Recvd: 09/11/09 14:02 2 pgs
Fees:13.00 Taxes:1276.50
20090911-0085278

STATE OF TENNESSEE, COUNTY OF DAVIDSON SS.:

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, **Brandt F. Eichman and Jessica Eichman**, 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, at office, this 3rd day of September, 2009.

Notary Public

My Commission Expires:

GEORGE E. MUDTER, JR. STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

My Commission Expires MAY 8, 2012

EXHIBIT "A"

Land in Davidson County, Tennessee, being Lot No. 3, Block 5 on the Plan of Walter Stokes, A Development of Stokes Tract, as of record in Plat Book 974, page 24, Register's Office for Davidson County, Tennessee to which plan reference is made for a more complete description.

Being the same property conveyed to Brandt F. Eichman and Jessica Eichman, husband and wife, by Deed dated June 9, 2004 from Nathan K. Bruns and Brittany J. Bruns, husband and wife, of record in Instrument No. 20040614-0070018, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to:

1. 2009 City/County Taxes which have been prorated by the parties and assumed by the Grantee.
2. All matters appearing on the Plan of record as Book 974, page 24, Register's Office for Davidson County, Tennessee.