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|---|---|
| **THIS INSTRUMENT PREPARED BY:**<br>**Mudter & Patterson**<br>**An Association of Attorneys**<br>**2000 Richard Jones Road**<br>**Suite 110**<br>**Nashville, Tennessee 37215**<br>**FTEC File No. 30068**<br><br>**Record & Return To:**<br>**First Title and Escrow Company, Inc.**<br>**2000 Richard Jones Road, Suite 110**<br>**Nashville, TN 37215** | STATE OF TENNESSEE, COUNTY OF DAVIDSON:<br><br>The actual consideration or value, whichever is greater, for this transfer is: $720,000.00.<br><br>Affiant<br><br>Subscribed and sworn to before me this 14th day of June, 2011.<br><br>Notary Public<br><br>My Commission Expires: 11-7-2011<br><br>EMILY H. PROPHET STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY |

# WARRANTY DEED

| | | |
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| **Address New Owner:**<br>Michael D. Neuser, Elissa H. Neuser<br>6405 Worchester Drive<br>Nashville, TN 37221 | **Send Tax Bills To:**<br>USAA Federal Savings Bank<br>10750 McDermott Freeway<br>San Antonio, TX 78288 | **Tax Information:**<br>Map and Parcel No.:<br>157 000 06300 |

**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, **Michael H. Gold and wife, Cindee S. Gold a/k/a Cindi S. Gold**, ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Michael D. Neuser and wife, Elissa H. Neuser** ("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 6405 Worchester Drive, Nashville, TN 37221

**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 14th day of June, 2011.

6/14/11

Michael H. Gold

Cindee S. Gold

Cindee S. Gold

STATE OF TENNESSEE, COUNTY OF DAVIDSON SS.:

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, **Michael H. Gold and Cindee S. Gold**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 14th day of June, 2011.

Notary Public

My Commission Expires:

ELIZABETH J. SMITH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

My Commission Expires NOV. 7, 2011

BILL GARRETT, Davidson County
Trans:T20110035986 DEEDWARR
Recvd: 06/16/11 09:53 2 pgs
Fees:13.00 Taxes:2664.00

20110616-0046086

# EXHIBIT "A"

Land in Davidson County, Tennessee, being Lot No. 41 on the Plan of Section One, Devonshire, as of record in Plat Book 5200, pages 122 and 123, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description.

Being the same property conveyed to Michael H. Gold and wife, Cindi S. Gold, by deed dated March 16, 1993, from Richard W. Sappenfield and wife, Ann L. Sappenfield, of record in Book 8953, page 431, Register's Office for Davidson County, Tennessee. Cindi S. Gold and Cindee S. Gold are one and the same person.

This conveyance is made subject to:

1. State and County taxes for the year 2011, a lien, but not yet due and payable. Map and Parcel No. 157 000 06300.
2. Restrictive covenants contained in an instrument of record in Book 5381, page 394, Register's Office for Davidson, County, Tennessee, (omitting therefrom any covenants, conditions or restriction, if any, based on race, color, religion, sex, handicap, familial status, or national origin unless and only to the extent that the covenants, conditions or restriction (a) is exempt under Title 42 of the United States Code; or (b) relates to handicap, but does not discriminate against handicapped persons).
3. Charter of Incorporation of Devonshire Manor Homeowners Association of record in Book 7584, page 337, Register's Office for Davidson County, Tennessee.
4. All matters appearing on the Plan of record as Book 5200, pages 122 and 123, Register's Office for Davidson County, Tennessee.