Prepared by:
Realty Title & Escrow Company, Inc.
1285 North Mt. Juliet Road
Mt. Juliet, TN 37122

STATE OF TENNESSEE
COUNTY OF WILSON
The actual consideration or value, whichever is greater, for this transfer is $60,000.00

Leonard C. Newell
Affiant

Subscribed and sworn to before me, this 28th day of December, 2011.

Notary Public
My commission expires: 1-17-12

KATHLEEN A. TOMLINSON NOTARY PUBLIC STATE OF TENNESSEE WILSON COUNTY Expires January 17, 2012

06-1111-74480

| Address of New Owner: | Send Tax Bills to: | Tax Information |
|---|---|---|
| Leonard C. Newell | Magna Bank | 165-14-O-149.00 |
| 4881 Peppertree Drive | P.O. Box 17257 | |
| Antioch TN 37013 | Memphis, TN 38187 | |

## WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, Georgia Neisz, unmarried, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to Leonard C. Newell and Julia M. Newell, husband and wife, hereinafter called the Grantees, their successors 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. 120, on the Plan of Section 14, Peppertree Forest, of record in Plat Book 7900, Page 501, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Georgia Neisz and Reeda Neisz, both single persons by deed from Marcia A. Eilert, married, dated January 16, 2002 and recorded January 24, 2002, of record in Instrument No. 20020124-0010307, Register's Office for Davidson County, Tennessee.

Reeda Neisz died on February 11, 2011, leaving her interest in the said property was transferred to David Gilson Neisz by Will which was not probated David Gilson Neisz conveyed his interest in the property to Georgia Neisz by Quitclaim Deed, dated November 28, 2011, recorded 12-29-11, of record in Instrument No. 20111229010643, Register's Office for Davidson County, Tennessee.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is improved property known as 4881 Peppertree Drive, Antioch, TN 37013

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. Grantors covenant with Grantees that Grantors are lawfully seised 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 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.

BILL GARRETT, Davidson County
Trans:T20110082331 DEEDWARR
Recvd: 12/29/11 09:41 2 pgs
Fees:13.00 Taxes:222.00
20111229-0101644

WITNESS my hand this 28th day of December, 2011.

Georgia Neisz

Georgia Neisz

STATE OF TENNESSEE
COUNTY OF Rutherford

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Georgia Neisz, 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 in Smyrna, TN, this 28th day of December, 2011.

Notary Public
State of Tennessee at Large

My Commission expires 11-22-2014

PAIGE B. MAYERCIK
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD