THIS INSTRUMENT PREPARED BY:
Joseph M. Barrett, Esq.
RAMSEY, THORNTON & BARRETT, PLC
10200 Ramsey Way
Dickson, TN 37055
CHIC 12038

Davidson County DEEDWARR
Recvd: 06/15/12 15:55 2 pgs
Fees:13.00 Taxes:164.65
20120615-0052891

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of FORTY FOUR THOUSAND FIVE HUNDRED AND 00/100 ($44,500.00) DOLLARS, cash in hand paid by JARRED McNEAL, receipt of which is hereby acknowledged, I, ALTON BROOKS PARKER, widower, have bargained and sold, and by these presents do transfer and convey unto the said JARRED McNEAL, his heirs and assigns, a certain tract or parcel of land as follows:

Being the north of Lot No. 456 on the Map of North Nashville Real Estate Company's Plan of Lots of record in Book 21, Page 105, in the Register's Office of Davidson County, Tennessee.

Said part of said lot fronts 25 feet, more or less, on 6th Avenue North and extends back between parallel lines to an alley.

Being the same property conveyed to Alton Brooks Parker and wife, Anne Smith Parker by deed from Carlene Bigsby, James E. Bigsby and Clarisa Bigsby, all heirs at law of James William Bigsby, dated December 9, 1987 and of record in Book 7424, Page 916, in the Register's Office of Davidson County, Tennessee. Also being the same property to which title vested in Alton Brooks Parker upon the death of his spouse, Anne Smith Parker, by reason of their tenancy by the entirety. (Certificate of Death by State of Tennessee File #98012838, Certificate #9801765)

This conveyance is subject to a right-of-way of 6th Avenue North and an alley, also known as High Street.

Commonly known as: 1805 6th Avenue North, Nashville, TN 37208

To Have and to Hold the said tract or parcel of land, with the appurtenances, estate, title, and interest thereto belonging, to the said JARRED McNEAL, his heirs and assigns, forever. And I do covenant with the said JARRED McNEAL, that I am lawfully seized and possessed of the said land in Fee Simple; have a good right to convey it, and the same is unencumbered except for 2012 Davidson County property taxes which have been prorated and will be paid by Grantees. And I do further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to said land to the said JARRED McNEAL, his heirs and assigns, against the lawful claims of all persons whomsoever.

CARRIE PARKER PEERY executes this instrument in behalf of ALTON BROOKS PARKER as his Attorney in Fact, pursuant to Power of Attorney dated May 5, 2008 and of record at Instrument No. 20120201-0009233, in the Register's Office of Davidson County, Tennessee.

WITNESS MY HAND, on this 14th day of June, 2012.

ALTON BROOKS PARKER

By: _____
CARRIE PARKER PEERY, Attorney in Fact

STATE OF TENNESSEE
COUNTY OF DICKSON

I, a Notary Public of the State and County aforesaid, certify that the within named bargainor, CARRIE PARKER PEERY as Attorney in Fact for ALTON BROOKS PARKER, with whom I am personally acquainted or who was proved on the basis of satisfactory evidence to me to be the person described in and who executed the foregoing instrument, personally appeared before me and acknowledged under oath that she executed the foregoing instrument as her free act and deed and as the free act and deed of ALTON BROOK PARKER for the purposes therein contained.

WITNESS MY HAND and official seal at office in said County this 14th day of June, 2012.

_____
NOTARY PUBLIC

My Commission Expires: 2/25/2015

KAREN S. RAINEY
STATE OF TENNESSEE NOTARY PUBLIC
DICKSON COUNTY
My Comm. Expires 02-25-2015

AFFIDAVIT

I hereby swear or affirm that the actual consideration for this transfer or the value of the property transferred, whichever is greater, is $44,500.00, which amount is equal to or greater than the amount which the property transferred would command at a fair voluntary sale.

_____
AFFIANT

Sworn to and subscribed to before me this 14th day of June, 2012.

_____
NOTARY PUBLIC

My Commission Expires: _____

THOMAS B. LUCK
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES MARCH 8, 2016

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Tax Map 08108022000

ADDRESS OF NEW OWNERS:
Mr. JARRED McNEAL
1805 6th Avenue 236 Pebble Glen Dr.
Nashville, TN 37208 Franklin, TN 37064
SEND TAX BILLS TO:
SAME

CERTIFICATION
I, Rebecca R. Waynick, do hereby make oath that I am the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

_____
Rebecca R. Waynick

State of Tennessee, County of Davidson
On this 14th day of June, 2012, personally appeared before me, Thomas B. Luck, a notary public for this county and state, Rebecca Waynmick, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

_____
Thomas B. Luck
My Commission Expires:

THOMAS B. LUCK
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES MARCH 8, 2016