BILL GARRETT, Davidson County
Trans:T20120049419 DEEDWARR
Recvd: 07/05/12 10:18 2 pgs
Fees:13.00 Taxes:854.70
20120705-0058902

THIS INSTRUMENT PREPARED BY:
Webb Sanders PLLC
2784 Highway 31W
White House, TN 37188

GENERAL WARRANTY DEED

Address New Owner(s):	Send Tax Bills To:	Map/Parcel Number(s):
Austin Neel 508 Russell Street Nashville, TN 37206	PrimeLending, a Plaines Capital Company 18111 Preston Rd., Ste. 900 Dallas, TX 75252	08215020000

FOR AND IN CONSIDERATION OF the sum of TEN AND NO/100 DOLLARS ($10.00) cash in hand paid and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, Robert S. Langford and wife, Jane E. Langford (collectively, the "Grantor") has bargained and sold, and hereby transfers and conveys, to Austin Neel, an unmarried man and Mark J. Neel, a married man, as tenants in common with right of survivorship, their heirs and assigns (collectively, the "Grantee"), certain real property in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being the East 2 feet of Lot No. 17 and the West 36 feet of Lot No. 18 on the plan of Felix K. Zollicoffer's Addition to Edgefield, now East Nashville, as of record in Book 19, Page 168, Register's Office for said County, said parts of Lot Nos. 17 and 18 adjoin and front together 38 feet on the Southerly side of Russell Street and run back between parallel lines 174 feet to an alley.

Being the same property conveyed to Robert S. Langford and wife, Jane E. Langford by Deed from Deborah L. Leeper, unmarried, recorded on the 11th day of May, 2006 in Instrument No. 20060511-0055298, in the Register's Office of Davidson County, Tennessee.

TO HAVE AND TO HOLD said property, together with the appurtenances, hereditaments, estate, title and interest thereto belonging, to Grantee, forever.

This is improved property known as 508 Russell Street, Nashville, TN 37206.

Said property is conveyed subject to the following matters:

Subject to all matters shown on the plat of record in Plat Book 19, Page 168, Register's Office of Davidson County, Tennessee.

County of Davidson taxes for the calendar year 2012 and subsequent years, not yet due and payable.

Grantor covenants that, subject to the matters set forth above, Grantor is lawfully seized and possessed of said property in fee simple, has good right to convey it and that it is unencumbered. Grantor further covenants and binds itself and its heirs and representatives [successors] to warrant and defend to Grantee forever the title to said property against the lawful claims of all persons whomsoever except claims arising out of the matters set forth above.

IN WITNESS WHEREOF, the undersigned Grantor has executed this instrument or has caused same to be executed this 22nd day of June, 2012.

Robert S. Langford

Jane E. Langford

STATE OF TENNESSEE)

COUNTY OF SUMNER)

The actual consideration for this transfer or value of property transferred (whichever is greater) is $231,000.00.

Affiant

Sworn to and subscribed before me this 22nd day of June, 2012.

LISA G HODGES STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

Notary Public

My Commission Expires:

03/01/2016

STATE OF TENNESSEE)

COUNTY OF SUMNER)

Personally appeared before me, the undersigned, a Notary Public having authority within the State and County aforesaid, Robert S. Langford and Jane E. Langford, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 22nd day of June, 2012.

2195227.1

LISA G HODGES STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

Notary Public

My Commission Expires:

03/01/2016

RETURN TO:
Homeland Title, LLC
1896 General George Patton Drive
Franklin, TN 37067