	State of Tennessee County of Williamson The actual consideration or value, whichever is greater, for this transfer is **$1,300,000.00.** Affiant Subscribed and sworn to before me, this the 24th day of October, 2012. Notary Public My commission expires: 12-10-12 (AFFIX SEAL)

HILLARY TORRENCE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

THIS INSTRUMENT WAS PREPARED BY AND RETURN TO:
Gregory S. Perrone, PC, Attorney At Law
109 Westpark Drive, Suite 330, Brentwood, TN 37027

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
Michael Neal and Melanie R. Neal	**Pinnacle Bank**	**131-03-0-213 and 131-03-0-214**
4306 Lone Oak Rd.	**150 3rd Avenue South, Suite 900**	BILL GARRETT, Davidson County Trans:T20120081385 DEEDWARR Recvd: 10/26/12 09:47 2 pgs Fees:13.00 Taxes:4810.00 20121026-0098220
Nashville, TN 37215	**Nashville, TN 37201**	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **MARK JOSEPH BRUNN AND WIFE, WENDY M. BRUNN,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **MICHAEL NEAL AND MELANIE R. NEAL, HUSBAND AND WIFE,** HEREINAFTER CALLED THE GRANTEE, HIS HEIRS 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 parts of Lots Nos. 61 and 62 on the Plan of George W. Blairs' Revised Subdivision of Belmont Park Place, of record in Book 421, pages 118 and 119, Register's Office, Davidson County, Tennessee, and being a tract of land including "Ira Adams Property" and Lot No. 1 on the Plan of Lone Oak Court, of record in Book 3300, page 67, Register's Office, Davidson County, Tennessee; also being all the property as described in Book 4614, page 927, Register's Office, Davidson County, Tennessee, and further described according to a mortgage loan inspection made by John Kohl & Company, P.C., 400 7th Avenue South, Nashville, Tennessee 37203, License No. 100, dated April 24, 1992, as follows:

Beginning at a point in the center line of Lone Oak Road, said point being the southwest corner of Lot No. 1 on the Plan of Lone Oak Court; thence in a northerly direction along said center line 80.86 feet to the northwest corner of Lot No. 1, thence continuing northerly 212.56 feet to a point; thence S 80° 05' E, 394' to a point; thence S 21° 47' W, 216.44' to the northeast corner of Lot No. 1; thence S 21° 47' W, 62.35' to a point; thence S 57° 50' W, 54.35' to a point; thence N 76° 21' W, 277.6' to the point of beginning.

Being the same property conveyed to MARK JOSEPH BRUNN and wife, WENDY M. BRUNN, by Warranty Deed from D. MARK SIMMONS and wife, MARTHA D. SIMMONS, of record as Instrument No. 20030501-0058208, dated April 16, 2003, said Register's Office.

THIS CONVEYANCE IS MADE SUBJECT TO TAXES FOR THE CURRENT YEAR, ANY AND ALL ZONING REGULATIONS, RESTRICTIONS, SETBACK LINES, EASEMENTS, AND ENCUMBRANCES OF RECORD, IF ANY, AS MAY AFFECT THE PREMISES.

This is improved property known as **4306 Lone Oak Rd., Nashville, TN 37215**.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, his heirs and assigns, forever; and Grantors do covenant with said Grantee that Grantors are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same in unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, his

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.

Witness my/our hand(s) this 24th day of October, 2012.

Mark Joseph Brunn

Wendy M. Brunn

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned, a Notary Public of said County and State, personally appeared **Mark Joseph Brunn and Wendy M. Brunn**, the bargainor(s) 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 **24th** day of **October, 2012.**

Notary Public

My Commission Expires: 12-10-12

HILLARY TORRENCE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY