BILL GARRETT, Davidson County
Trans: T20130022239 DEEDWARR
Recvd: 03/19/13 10:18 2 pgs
Fees: 13.00 Taxes: 222.00
20130319-0027073

WARRANTY DEED

R-VRES-13-407

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $60,000.00

Affiant

Subscribed and sworn to before me this 8th DAY OF March, 2013.

Notary Public

MY COMMISSION EXPIRES: 1-9-16
(AFFIX SEAL)

MEGAN PAULUS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Rudy Title & Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Jarred McNeal	Jarred McNeal	
236 Pebble Glen Drive (ADDRESS)	236 Pebble Glen Drive (NAME) (ADDRESS)	
Franklin, TN 37064 (CITY) (STATE) (ZIP)	Franklin, TN 37064 (CITY) (STATE) (ZIP)	081-08-0-474.00

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, we GERALD ANDRADY, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto JARRED MCNEAL, hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING PART OF LOT NO. 71 AND 72, ON THE PLAN OF D.T. MCGAVOCK, AS SHOWN ON PLAT OF RECORD IN PLAT BOOK 21, PAGE 7, IN THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

SAID PARTS OF LOTS NOS. 71 AND 72 FRONTS 32.7 FEET ON THE SOUTHERLY SIDE OF BUCHANAN STREET, AND IS MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT A POINT, THE NORTHWEST CORNER OF SAID LOT NO. 72, THENCE WITH THE SOUTHERLY MARGIN OF SAID BUCHANAN STREET, EASTERLY 32.7 FEET; THENCE AT RIGHT ANGLES WITH SAID BUCHANAN STREET, SOUTHERLY 112 1/2 FEET THENCE WESTERLY 31 1/2 FEET TO THE EASTERLY MARGIN OF AN ALLEY; THENCE WITH THE EASTERLY MARGIN OF SAID ALLEY NORTHERLY 112 1/2 FEET TO THE BEGINNING.

BEING THE SAME PROPERTY CONVEYED TO GERALD ANDRADY BY DEED FROM JOSEPH PEDRO AND RHONDA FORD OF RECORD AT INSTRUMENT NO. 20080521-0052279, CORRECTED BY SCRIVENER'S AFFIDAVIT OF RECORD IN INSTRUMENT NO. 20080807-0081577, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, DATED MAY 9, 2008 AND RECORDED ON MAY 21, 2008.

THIS CONVEYANCE IS SUBJECT TO A) 2013 PROPERTY TAXES AND SUBSEQUENT, WHICH ARE ASSUMED BY THE GRANTEE(S) HEREIN; B) INSTRUMENTS OF RECORD IN PLAT BOOK 21, PAGE 7, SAID REGISTER'S OFFICE; AND C) ANY AND ALL EXISTING EASEMENTS AND RESTRICTIONS AS SHOWN OF RECORD NOT STATED HEREIN.

unimproved (X)
This is improved ( ) property, known as 407 Buchanan Street, Nashville, Tennessee 37208
(House Number) (Street) (P.O. Address) (City or Town) (Postal ZIP)

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(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) that we are lawfully seized 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; 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(S), 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.

Witness my/our hand(s) this 8th day of March, 2013.

Gerald Andrady

STATE OF Tennessee
COUNTY OF Davidson

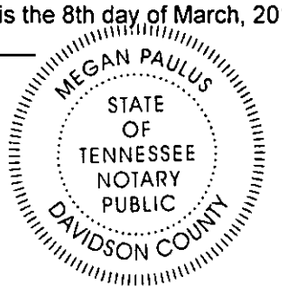
Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Gerald Andrady, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 8th day of March, 2013.

Megan Paulus
Notary Public

My Commission Expires: 1-9-16

(SEAL)



RETURN TO:
Rudy Title & Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
Phone: (615)383-2903