BOX 10-A

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $321,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 27TH DAY OF MARCH, 2013.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

BILL GARRETT, Davidson County
Trans:T20130025937 DEEDWARR
Recvd: 04/01/13 13:46 2 pgs
Fees:13.00 Taxes:1189.55
20130401-0031559

TONYA B. CHERRY
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY, TENN.
My Commission Expires OCT 21, 2013

THIS INSTRUMENT WAS PREPARED BY
Premier Escrow, LLC, 4301 Hillsboro Road, Suite 300, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Jack Neinken	New Owner	
(NAME)	(NAME)	
3510 Mocregate Dr.		129-70-1
(ADDRESS)	(ADDRESS)	
Marietta, GA 30062		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, **GARY D. CAVAZOS WITH A 95% INTEREST AND TARA E. CAVAZOS WITH A 5% INTEREST**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **JACK NEINKEN AND WIFE, WENDY NEINKEN,** HEREINAFTER CALLED THE GRANTEES, THEIR 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 Lot No. 39 on the Map of West Meade Farms, Inc., Section 1, as of record in Plat Book 1424, page 47, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.

Being the same property conveyed to Gary D.. Cavazos with a 95% Interest and Tara E. Cavazos with a 5% interest by Quitclaim Deed from Tara E. Cavazos and Gary D. Cavazos dated November 6, 2009, of record in Instrument No. 20091113-0104583, Register's Office for said County.

Ashley C. Cavazos is appointed Attorney in Fact for the said Gary D. Cavazos and Tara E. Cavazos by Limited Power of Attorney of record in Instrument No. 20111019-0081248, Register's Office for said County.

This conveyance is subject to (a) 2013 real property taxes; (b)Easement of record in Instrument No. 20130401-0031558; (c) all matters appearing on the plan of record in Book 1424, page 47, said Register's Office.

unimproved ☐

This is improved ☒ property, known as 204 Vaughns Gap Road, Nashville, TN 37205

(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 GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES 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 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.

Witness our hands this 27th day of March, 2013.

by Gary D. Cavazos, By Ashley C. Cavazos, Attorney in Fact

Gary D. Cavazos , By Ashley C. Cavazos, Attorney in Fact

by Tara E. Cavazos

Tara E. Cavazos

TATE OF TENNESSEE

COUNTY OF Davidson

On this 27th day of March, 2013, before me appeared Ashley C. Cavazos, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of Gary E. Cavazos, and who acknowledged that she executed the same as the free act and deed of Gary E.. Cavazos.

Witness my hand and official seal at Nashville, Tennessee this 27th day of March, 2013.

Commission expires:

Notary Public

KEVIN D. MONTGOMERY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

My Commission Expires NOV. 3, 2015

STATE OF TENNESSEE

COUNTY OF Davidson

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

Witness my hand and official seal at Nashville, Tennessee this 27th day of March, 2013.

Commission expires:

Notary Public

KEVIN D. MONTGOMERY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

My Commission Expires NOV. 3, 2015