BILL GARRETT, Davidson County
Trans:T20130027475 DEEDWARR
Recvd: 04/04/13 13:28 2 pgs
Fees:13.00 Taxes:325.23
20130404-0033432

Prepared by:
Tennessee Title & Escrow Affiliates, LLC
1000 Corporate Center Drive, Suite 125
Franklin, TN 37067

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $87,900.00

Return To:
FOUNDATION
TITLE AND ESCROW, LLC
2672 ~~1725~~ N. Mt Juliet Rd., ~~Ste. C~~
Mt Juliet, TN 37122

Ashley Salisbury
Affiant

Subscribed and sworn to before me, this 26 day of March ~~2012~~ 2013.

Connie J Buchanan
Notary Public
My commission expires: 6/15/14

CONNIE J. BUCHANAN
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY, TN

Address of New Owner:	Send Tax Bills to:	Tax Information
Jarred McNeal 1512 Boscobel Street Nashville, TN 37206	New Owner	08313048000

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, **Trey Cain, Trustee of the 1512 Boscobel Street Land Trust,** hereinafter referred to as Grantor(s), have bargained and sold, and do hereby transfer and convey to **Jarred McNeal, married,** hereinafter called the Grantee(s), their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 205 in Block V, Plan of Lindsley Property, as of record in Plan Book 2, page 92, Chancery Court for Davidson County, Tennessee (in previous deed the Plan Book and page was inadvertently left out and the subdivision was incorrectly described as Home Place of Mrs. E. M. Lindsley, deceased).

Said Lot No. 205 fronts 50 feet on the south side of Boscobel Street and extends back southwardly 120 feet to an alley.

Being the same property conveyed to Aerial Investment Properties, LLC by deed from James E. Brown dated December 11, 2012 and recorded in Instrument No. 20130104-0001301, Register's Office for Davidson County, Tennessee. Aerial Investment Properties, LLC a Tennessee limited liability company quitclaimed all of it's rights and interest in property to Trey Cain, Trustee of the 1512 Boscobel Street Land Trust on January 2, 2013 and recorded in Instrument no. 20130104-0001302, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to the real estate taxes for the current year, which have been prorated and assumed by Grantee, and such liens, limitations, restrictions, and easements as may affect the premises.

This property is improved property known as 1512 Boscobel Street, Nashville, TN 37206

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. Grantors covenant with Grantee(s) that Grantor(s) are lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantor(s) do further covenant and bind themselves, their heirs, assigns and representatives, to warrant and forever defend the title to said land to 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 hand this the 26th day of March, 2013.

Trey Cain, Trustee of the
1512 Boscobel Street Land Trust

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Trey Cain, Trustee of the 1512 Boscobel Street Land Trust,** 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 and official seal at Franklin, Tennessee, this the 26th day of March, 2013.

Notary Public

My Commission expires: 6-23-14

HENRY E. RAGLE, IV
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

FILE NO: 2013022413