BILL GARRETT, Davidson County
Trans:T20130029262 DEEDWARR
Recvd: 04/10/13 13:34 2 pgs
Fees:13.00 Taxes:157.25

20130410-0035533

THIS INSTRUMENT PREPARED BY: GEORGE V. CRAWFORD, JR. **GULLETT, SANFORD, ROBINSON & MARTIN, PLLC** 150 Third Avenue South Suite 1700 Nashville, Tennessee 37201 (615) 244-4994	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is $42,500.00. Affiant Subscribed and sworn to before me, this 5th day of April, 2013. Notary Public My Commission Expires: 10/18/16

DANA DELWORTH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Address New Owner As Follows: Jarred McNeal 405 Buchanan Street Nashville, TN 37208	Send Tax Bills To: SAME	Map-Parcel Number: 082 05 0 014.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **VERA P. MERRITT, UNMARRIED**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **JARRED MCNEAL**, hereinafter called the Grantee, his heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows:

Land in Davidson County, Tennessee, being part of Lots Nos. 71 & 72 on the Map of D.T. McGavock's Plan of 98 Lots in North Nashville, as of record in Book 21, page 7, Register's Office for said County, and described as follows:

Beginning on the southerly margin of Buchanan Street, at a point 108.3 feet west of the westerly margin of 4th Avenue, North, said point being the southwest corner of said Buchanan Street and an alley, as referred to in the deed from T.R. Wilson Realty Company to Elivs Graham, of record in Book 439, Page 34, said Register's Office; thence with the westerly margin of said alley, southerly 112.5 feet to the dividing line between Lots 70 & 71; thence with the said line, westerly 32.5 feet to the southeast corner of the property conveyed to Mrs. M.C. Parker by deed from R.I. Wilson Realty Company of record in Book 412, Page 154, said Register's Office; thence with said Parker's easterly line, northerly 112.5 feet to the southerly margin of Buchanan Street; thence with said Street easterly 33 feet to the beginning.

Being the same property conveyed to Vera P. Merritt, by deed from Gladys M. Sherrill and Catherine L. Kimbrough, both unmarried, by deed dated July 13, 1995, recorded on July 21, 1995, in Book 9737, page 14, Register's Office for Davidson County, Tennessee.

A new legal description was not prepared for this transaction. The legal description is the same as the previous instrument of record.

This conveyance is made subject to:

1. 2013 taxes, a lien not yet due and payable, which have been prorated and assumed by Grantee. By acceptance of delivery of this instrument, Grantee assumes and agrees to pay such taxes as and when such become payable and to indemnify and hold harmless Grantor from liability and loss therefrom.

2. All matters as shown on the Plan of record in Book 21, page 7, Register's Office for Davidson County, Tennessee.

This is improved property known as: 405 Buchanan Street, Nashville, TN 37208.

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 I covenant with the said Grantee that I am 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; and further covenant and bind myself, my heirs and assigns, 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 person whomsoever.

WITNESS my hand this 5th day of April, 2013.

Vera P. Merritt

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **VERA P. MERRIT, unmarried**, the within named bargainor, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 5th day of April, 2013.

Notary Public

My Commission Expires:

GEORGE V. CRAWFORD, JR.
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires MAR. 3, 2015