BILL GARRETT, Davidson County
Trans:T20130046294 DEEDWARR
Recvd: 06/04/13 10:10 2 pgs
Fees:13.00 Taxes:1357.90
20130604-0056144

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE,
WHICHEVER IS GREATER, FOR THIS TRANSFER IS
$367,000.00

Affiant
SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE
31st DAY OF May, 2013.

NOTARY PUBLIC:
MY COMMISSION EXPIRES:
(AFFIX SEAL)

KATE ROSENTHAL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES SEPTEMBER 9, 2014

THIS INSTRUMENT WAS PREPARED BY
STATE TITLE, INC., 4334 Lebanon Road, Hermitage, TN 37076

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Ronald Kent Lovell and Mary Anne Lovell 1405 Station Four Lane Old Hickory, TN 37138	New Owner	Map & Parcel 064-05-92.00

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,

Ronnie W. Neff and wife, Lisa Neff

Hereinafter called the grantors, have bargained and sold and by these presents do transfer and convey unto

Ronald Kent Lovell and wife, Mary Anne Lovell

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 102, Phase One, Cleveland Hall Subdivision, as shown in Book 11700, Page 51, corrected in Instrument Number 199912090301348, Register's Office for Davdison County, Tennessee to which plat reference is hereby made for a more complete description of said lot.

Being the same property conveyed to Ronnie W. Neff and wife, Lisa Neff, by Deed from Cleveland Hall, LLC dated June 16, 2005 of record in Instrument Number 20050623-0071824, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to the following:

1) 2012 taxes and subsequent years.
2) Property is subject to all matters affecting said premises as shown on Plat of record in Plat Book 11700, Page 51, and Surveyor's Certification of Correction of record in Instrument No. 199912090301348, said Register's Office.
3) Property is subject to Cleveland Hall, a Planned Unit Development, Charter of record in Book 11725, Page 70, Register's Office for Davidson County, Tennessee, and the By-Laws appended thereto, including liens for assessments as provided therein, easements and restrictions as contained therein, of record in Book 11725, page 76, amended in Instrument Numbers 20051202-0144894, 20071220-0146113 and 20081014-0103112, said Register's Office
4) Easement for Communications to Bellsouth Telecommunications of record in Book 11720, page 325, said Register's Office.
5) Easement for Sewer/Storm Drainage to Metropolitan Government Davidson County, TN of record in Book 8006, page 677, said Register's Office.
6) Easement for Utilities to Cumberland Utility District of record in Book 7994, page 173, said Register's Office.
7) Public Utility Easement of record in Book 7844, page 242, said Register's Office.
8) Highway Easement of record in Book 8068, page 524, said Register's Office.
9) Any and all restrictions, conditions, and easements of record.

This is improved property known as: **1405 Station Four Lane, Old Hickory, TN 37138**
(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 hand(s) this 31st day of May, 2013.

Ronnie W. Neff

Lisa Neff

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, Ronnie W. Neff and wife, Lisa Neff, with whom I am personally acquainted, (or who 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 30th day of May, 2013.

NOTARY PUBLIC

My Commission Expires: 11-4-2013

SUSAN FRENSLEY NEWTON
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

MY COMMISSION EXPIRES: NOVEMBER 4, 2013

PLEASE RETURN TO:
STATE TITLE, INC.
4334 Lebanon Road
Hermitage, TN 37076