STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $273000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 17th DAY OF June, 2013.

Notary Public
MY COMMISSION EXPIRES: 4-23-14
File No. G13-1050

BILL GARRETT, Davidson County
Trans: T20130052824 DEEDWARR
Recvd: 06/21/13 14:11 3 pgs
Fees: 18.00 Taxes: 1010.10
20130621-0064002

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER
Jarvis J. Hurt (NAME)	Fifth Third (NAME)	98-13-C-11 CO
5840 Seven Points Trace (STREET ADDRESS)	(STREET ADDRESS)	
Hermitage, TN 37076 (CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

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 HEREBYACKNOWLEDGED, WE, **Roger D. Neal and Marilyn E. Neal, husband and wife**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Jarvis J. Hurt,*** 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: * unmarried man

Land in Davidson County, Tennessee, being Lot No. 11 on the plan of THE MEADOWS OF SEVEN POINTS, PHASE One, as shown by plat of record in Plat Book 11700, Page 18, in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

BEING the same property conveyed to Roger D. Neal and wife, Marilyn E. Neal from Frank Batson Homes, Inc., by Deed dated December 10, 2001, as Instrument No. 20011229-0144521, in the Register's Office for Davidson County, Tennessee.

Subject to any and all plats, easements, restrictions, and other matters of record, including, but not limited to, the following:

1. Subject to building restriction lines, easements, rights of way, notes, terms, conditions, restrictions and other criteria as shown on the Plat(s) recorded in Plat Book 11700, page 18, Register's Office for Davidson County, Tennessee.

2. Declarations of Covenants, Conditions, and Restrictions as recorded in Book 11670, page 822, Register's Office for Davidson County, Tennessee.

3. Charter of Homeowner's Association of record as Instrument No. 200003220028986, Register's Office for Davidson County, Tennessee.

4. Bylaws as recorded in Book 11670, page 837, Register's Office for Davidson County, Tennessee.

5. Stormwater Detention Agreement as recorded in Book 11681, page 411, Register's Office for Davidson County, Tennessee.

6. Easement to Homeowner's Association as recorded in Book 11738, page 776, Register's Office for Davidson County, Tennessee.

7. Common Area conveyed to Homeowner's Association of record as Instrument No. 200901070001612, and Instrument No. 200907210068473, Register's Office for Davidson County, Tennessee.

The 2012 taxes have been paid by the Grantor and the current taxes have been prorated between the Grantor and Grantee. All future taxes will be assumed by the Grantee herein.
The above legal description is the same as that contained in the previous deed of record.

This is improved property, known as 5840 Seven Points Trace, Hermitage, TN 37076.

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. Whenever 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 17th day of June, 2013.

Roger D. Neal _____ June 17, 2013 _____
Roger D. Neal Date

_____ June 17, 2013 _____
Marilyn E. Neal Date

STATE OF Arizona

COUNTY OF Maricopa }

KYLEE N HUISH
Notary Public - Arizona
Maricopa County
My Comm. Expires Jul 14, 2015

Personally appeared before me, the undersigned , a Notary Public in and for said County and State, the within named Roger D. Neal ~~and Marilyn E. Neal, husband and wife,~~ the bargainor(s), 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 17th day of June, 2013.

My Commission Expires: July 14, 2015 _____
Notary Public

STATE OF _____

COUNTY OF _____ }

Personally appeared before me, the undersigned , a Notary Public in and for said County and State, the within named Marilyn E. Neal, husband and wife, the bargainor(s), 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 17th day of June, 2013.

My Commission Expires:_____ _____
Notary Public

PREPARED BY AND RETURN TO:

SMITH.SHOLAR.MILLIKEN.PLLC.
P.O. BOX 663
GALLATIN, TN 37066

6. Easement to Homeowner's Association as recorded in Book 11738, page 776, Register's Office for Davidson County, Tennessee.

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Witness my/our hand(s) this 17th day of June, 2013.

Roger D. Neal — June 17, 2013 Date

Marilyn E. Neal — June 17, 2013 Date

STATE OF _____

COUNTY OF _____

Personally appeared before me, the undersigned , a Notary Public in and for said County and State, the within named ~~Roger D. Neal~~ and Marilyn E. Neal, husband and wife, the bargainor(s), 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 17th day of June, 2013.

My Commission Expires:_____ _____
Notary Public

STATE OF Maryland

COUNTY OF Prince George

Personally appeared before me, the undersigned , a Notary Public in and for said County and State, the within named Marilyn E. Neal, husband and wife, the bargainor(s), 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 17th day of June, 2013.

My Commission Expires:_____ Florine E. Barton 17 Jun 13
Notary Public

FLORINE E. BARTON
Notary Public-Maryland
Prince George's County
My Commission Expires
December 19, 2016

PREPARED BY AND RETURN TO:

SMITH.SHOLAR.MILLIKEN.PLLC.
P.O. BOX 663
GALLATIN, TN 37066