BILL GARRETT, Davidson County
Trans:T20130058102 DEEDWARR
Recvd: 07/09/13 08:51 4 pgs
Fees:23.00 Taxes:222.00
20130709-0070583

THIS INSTRUMENT PREPARED BY:
BELLAR & WINKLER
ATTORNEYS AT LAW
212 MAIN STREET NORTH
CARTHAGE, TENNESSEE 37030
PHONE: 615-735-1684

WARRANTY DEED

For and in consideration of the sum of SIXTY THOUSAND DOLLARS ($60,000.00), cash in hand paid, the receipt of which is hereby acknowledged; We, **PHYLLIS PULLIAM FULTON, G. MICHELLE MCQUERRY LAMBERTH, MACON D. MCQUERRY, TRACY MCQUERRY ALLIGOOD, and P. BROOKE MCQUERRY,** have this day bargained and sold and by these presents do hereby transfer and convey unto **JAMES A. NEAL and wife, LINDA J. NEAL, their heirs and assigns,** a certain tract or parcel of land lying and being in Davidson County, Tennessee and being bounded and described as follows, to–wit:

PARCEL: 07412010100

BEING Lot Number 510 on the Plan of Hermitage Hills, Section 5, of record in Book 3300, Pages 1 and 2, Register's Office for Davidson County, Tennessee.

SAID Lot No.510 fronts 70.0 feet on the westerly margin of Bonnalynn Drive and runs back between lines, measuring 171.2 feet on the southerly side and 157.5 feet on the northerly side to a broken line in the rear on which it measures 97.60 feet.

AND BEING the same property conveyed to Arthur C. Pulliam and wife, Virginia N. Pulliam, by Warranty Deed from George L. Jenkins and wife, Poca D. Jenkins, dated December 30, 1963, of record in Book 3674, Page 356, Register's Office, Davidson County, Tennessee. Arthur C. Pulliam predeceased Virginia N. Pulliam, who became vested in title to said property as the surviving tenant by the entirety. Virginia N. Pulliam died May 21, 1998 intestate in Davidson County, Tennessee, and her interest in said property passed by intestate succession to her two (2) children and only heirs-at-law, Phyllis Pulliam Fulton and Rita Pulliam McQuerry. See Affidavit of Heirship dated April 12, 1999 and recorded April 13, 1999 in Book 11429, Page 208, Register's Office, Davidson County, Tennessee. Rita Pulliam McQuerry conveyed her one-half (½) undivided interest in said property to her children, G. Michelle McQuerry Lamberth, Macon D. McQuerry, Tracy McQuerry Alligood, and P. Brooke McQuerry, equally as tenants in common, by Quitclaim Deed dated January 23, 2008, of record as Instrument No.20080123-007265, Register's Office, Davidson County, Tennessee.

This conveyance is subject to the following:

1. Any and all matters as shown on plat of record in Book 3300, Pages 1 and 2, Register's Office, Davidson County, Tennessee.

TO HAVE AND TO HOLD said tract of land with the appurtenances, estate, title and interest thereto belonging to the said **JAMES A. NEAL and wife, LINDA J. NEAL, their heirs and assigns,** forever.

We covenant with the Grantees that we are lawfully seized and possessed of said tract of land in fee simple; that we have a good and lawful right to convey the same and that the same is unencumbered, except as heretofore set out.

We further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to said tract of land to the said **JAMES NEAL and wife, LINDA J. NEAL, their heirs and assigns,** against the lawful claims of all persons whomsoever.

Grantors to give Grantees immediate possession.

Grantees to assume the 2013 property taxes.

WITNESS our signatures, this the 2nd day of July, 2013.

Phyllis Pulliam Fulton
PHYLLIS PULLIAM FULTON

G. Michelle McQuerry Lamberth
G. MICHELLE MCQUERRY LAMBERTH

Macon D. McQuerry
MACON D. MCQUERRY

Tracy McQuerry Alligood
TRACY MCQUERRY ALLIGOOD

P. Brooke McQuerry
P. BROOKE MCQUERRY

STATE OF TENNESSEE
COUNTY OF SMITH

Personally appeared before me, Samuel L. Moore, a Notary Public in and for the aforesaid County and State, the within named bargainor(s), **PHYLLIS PULLIAM FULTON,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that she executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal at office in Carthage, Tennessee, this 2nd day of July, 2013.

SAMUEL L. MOORE
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF PUTNAM

Notary Public
My Commission Expires: May 20, 2015

STATE OF TENNESSEE
COUNTY OF SMITH

Personally appeared before me, Samuel L. Moore, a Notary Public in and for the aforesaid County and State, the within named bargainor(s), **G. MICHELLE MCQUERRY LAMBERTH,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that she executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal at office in Carthage, Tennessee, this 2nd day of July, 2013.

SAMUEL L. MOORE
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF PUTNAM

Notary Public
My Commission Expires: May 20, 2015

STATE OF TENNESSEE
COUNTY OF SMITH

Personally appeared before me, Samuel L. Moore, a Notary Public in and for the aforesaid County and State, the within named bargainor(s), **MACON D. MCQUERRY,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal at office in Carthage, Tennessee, this 2nd day of July, 2013.

SAMUEL L. MOORE
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF PUTNAM

Notary Public
My Commission Expires: May 20, 2015

STATE OF TENNESSEE
COUNTY OF SMITH

Personally appeared before me, Samuel L. Moore, a Notary Public in and for the aforesaid County and State, the within named bargainor(s), **TRACY MCQUERRY ALLIGOOD,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that she executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal at office in Carthage, Tennessee, this 2nd day of July, 2013.

SAMUEL L. MOORE
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF PUTNAM

Notary Public
My Commission Expires: May 20, 2015

STATE OF TENNESSEE
COUNTY OF SMITH

Personally appeared before me, Samuel L. Moore, a Notary Public in and for the aforesaid County and State, the within named bargainor(s), **P. BROOKE MCQUERRY,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that she executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal at office in Carthage, Tennessee, this 2nd day of July, 2013.

Notary Public
My Commission Expires: May 20, 2015

SAMUEL L. MOORE
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF PUTNAM

New Owner
Send 2013 property tax notice to: JAMES A. NEAL et ux
1803 Sparta Pike
Lebanon, TN 37090

STATE OF TENNESSEE
COUNTY OF SMITH

I hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater is **$60,000.00,** which amount is equal to or greater than the property transferred would command as a fair voluntary sale.

James A Neal 7-2-13
Affiant

Sworn and subscribed to before me this the 2nd day of July, 2013.

Notary Public
My Commission Expires: May 20, 2015

SAMUEL L. MOORE
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF PUTNAM