Prepared By:
After recording, please return to:
SHARON K. ANDERSON, ATTORNEY
46 TIMBER CREEK DRIVE
CORDOVA, TN 38018

BILL GARRETT, Davidson County
Trans:T20130059022 DEEDWARR
Recvd: 07/11/13 10:46 2 pgs
Fees:13.00 Taxes:943.50
20130711-0071703

STATE OF TENNESSEE
COUNTY OF SHELBY

WARRANTY DEED

THIS INDENTURE MADE THIS 10th day of JULY, 2013, between SOUTHWEST PROPERTY PARTNERS, LLC, A TENNESSEE LLC, party or parties of the first part, hereinafter called Grantor, and, **Harold G. McNeil, III and Emily J. McNeil, husband and wife,** as party or parties of the second part, hereinafter called Grantees (the "Grantor" and "Grantees" to include their respective heirs, successors and assigns where the context requires or permits).

WITNESSETH that: Grantor, for and in consideration of the sum of TEN AND 00/100'S ($10.00) Dollars and other good and valuable considerations in hand paid at or before the sealing and delivery of these presents, the receipt whereof is herby acknowledged, has granted, bargained, sold aliened, conveyed and confirmed, and by these presents does grant, bargain, sell, alien, convey and confirm unto the said Grantee,

THE FOLLOWING DECSRIBED REAL ESTATE IN THE COUNTY OF DAVIDSON, STATE OF TENNESSEE, TO WIT:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING UNIT 1409B, ARTHUR AVENUE TOWNHOMES, AS SHOWN OF RECORD IN DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS RECORDED IN INSTRUMENT NO. 20130430-0043102, IN THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAN REFERENCE IS HEREBY MADE FOR A MORE PARTICULAR DESCRIPTION OF SAID UNIT.

Being a portion of the same property conveyed to Southwest Property Partners LLC by Quitclaim Deed from Maria Perales, an unmarried woman, of record at Instrument No. 20120125-0097711, Register's Office for Davidson County, Tennessee, dated October 12, 2012 and recorded on October 25, 2012.

THIS CONVEYANCE IS SUBJECT TO ANY AND ALL EXISTING EASEMENTS AND RESTRICTIONS AS SHOWN OF RECORD.

TO HAVE AND TO HOLD the said tract or parcel of land, with all and singular the rights, members and appurtenances thereof, to the same being, belonging, or in anywise appertaining, to the only proper use, benefit and behoove of the said grantee forever in FEE SIMPLE.

The said part of the first part does hereby covenant with the said part of the second part that it is lawfully seized in fee of the aforedescribed property, that is has a good right to sell and convey the same; that the same is unencumbered, except for

2013 Davidson County taxes, not yet due and payable.

AND THE SAID Grantor will warrant and forever defend the right and title to the above described property unto the said Grantees against the claims of all persons whomsoever.

The word "party" as used herein shall mean "parties", if it refers to more than one person or entity, and pronouns shall be construed according to their proper gender and number according to the context hereof.

IN WITNESS WHEREOF, the signature of the party of the first part (or caused its corporate name to be signed hereto by and through its proper officers duly authorized so to do) the day and year first above written.

SOUTHWEST PROPERTY PARTNERS, LLC

BY: CHARLES W. ALEXANDER, MEMBER

STATE OF TENNESSEE
COUNTY OF SHELBY

Before me, the undersigned Notary Public, in the state and county aforesaid, personally appeared Charles W. Alexander as Member of Southwest Property Partner, LLC, with whom I am personally acquainted, and who, upon oath, acknowledged him/herself to be the authorized signing member for the Grantors, the within named bargainors, and that he/she as such Member, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the Grantor as such Member.

Witness my hand and official seal this 8 day of JULY, 2013.

Notary Public

My Commission Expires:
1/28/13

SHARON K. ANDERSON
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF SHELBY
MY COMM. EXP. JAN. 28, 2015

I, or we, hereby swear or affirm that, to the best of affiant's knowledge, information, and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater, is $255,000.00 which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant

Subscribed and sworn to before me this 8th day of JULY, 2013.

Notary Public

My Commission Expires: 10/18/2016

DANA DELWORTH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

PROPERTY ADDRESS:
1409B ARTHUR AVENUE
NASHVILLE TN 37208

NEW OWNER:
~~SEND TAX BILLS TO:~~
HAROLD G. MCNEIL, III
EMILY J. MCNEIL
520 MADISON ST.
NASHVILLE, TN 37208

Send Tax Bills to:
Wells Fargo Bank, N.A.
4101 Wiseman Blvd., Bldg. 108
San Antonio, TX 78251-4200

TAX PARCEL NO: 081-16-0-168.00