Warranty Deed



STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $120,000.00

Affiant

Subscribed and sworn to before me, this the 9th day of July, 2013.

Notary Public

My commission expires: 9-9-2014

THIS INSTRUMENT WAS PREPARED BY
WAGON WHEEL TITLE
202 SOUTH 11TH STREET
NASHVILLE, TN 37206
615.650.5100

Address of New Owner(s) as follows:	Send Tax Bills To:	Map/Parcel Numbers:
S & F Holdings LLC	New Owner	
811 Gale Ln, Apt. 315		08313048000
Nashville, TN 37204-3048		

FOR AND IN CONSIDERATION OF THE SUM OF ONE DOLLAR ($1.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE, **JARRED C. MCNEAL, MARRIED***, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **S & F HOLDINGS LLC, A TENNESSEE LIMITED LIABILITY COMPANY**, HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/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 Unit Nos. A and B of Homes at 1512 Boscobel, a Horizontal Property Regime with Private Elements, as shown on the plat attached as Exhibit "B" to the Declaration of Covenants, Conditions and Restrictions for Home at 1512 Boscobel of record as Instrument No. 20130702-0068254, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to James E. Brown by Quitclaim Deed from G. R. Rogers of record at Instrument No. 20050512-0053699, Register's Office for Davidson County, Tennessee, dated 5/10/2005 and recorded on 5/12/2005.

Being the same property conveyed to Aerial investment Properties, LLC by Deed from James E. Brown of record at Instrument No. 20130104-0001301, Register's Office for Davidson County, Tennessee, dated 12/11/2012 and recorded on 1/4/2013.

Being the same property conveyed to Trey Cain, Trustee of the 1512 Boscobel Street Land Trust by Quitclaim Deed from Aerial investment Properties, LLC, a Tennessee limited liability company of record at Instrument No. 20130104-0001302, Register's Office for Davidson County, Tennessee, dated 1/2/2013 and recorded on 1/4/2013.

Being the same property conveyed to Jarred C. McNeal, married by Deed from Trey Cain, Trustee of the 1512 Boscobel Street Land Trust of record at Instrument No. 20130404-003432, Register's Office for Davidson County, Tennessee, dated 3/26/2013 and recorded on 4/4/2013.

BILL GARRETT, Davidson County
Trans:T20130059137 DEEDWARR
Recvd: 07/11/13 13:11 2 pgs
Fees:13.00 Taxes:444.00
20130711-0071828

This conveyance is subject to all restrictions, easements and planning documents of record, and current year's taxes and subsequent years, a lien not yet due and payable.

** Neither Grantor nor Grantor's spouse ever resided at the above-described unimproved real property.*

This is unimproved property known as 1512 Boscobel Street, Units A & B, Nashville, TN 37206.

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(S), his/her/their heirs and assigns forever; and I/we do covenant with the said GRANTEE(S) that I/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 I/we do further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/their heirs and assigns, against the lawful claims of all persons whomsoever.

Wherever used, the singular number shall include the plural, the singular, and the use of any gender shall be applicable to all genders.

WITNESS MY/OUR HANDS EFFECTIVE AS OF THE 9th day of July, 2013.

Jarred C. McNeal

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Jarred C. McNeal, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this 9th day of July, 2013.

Notary Public

My Commission Expires: 9-9-2014

J. BRANDON MILLER
STATE OF TENNESSEE NOTARY PUBLIC
EXP. SEPT. 9, 2014
DAVIDSON COUNTY