BILL GARRETT, Davidson County
Trans:T20130059962 DEEDWARR
Recvd: 07/15/13 10:41 2 pgs
Fees:13.00 Taxes:2127.50
20130715-0072848

State of Tennessee
County of Davidson

The actual consideration or value, whichever is greater, for this transfer is **$575,000.00.**

Affiant

Subscribed and sworn to before me, this the 12th day of July, 2013.

Notary Public

My commission expires: 11-3-15
(AFFIX SEAL)

EMILY H. PROPST
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY:
Gregory S. Perrone, PC, Attorney At Law
109 Westpark Drive, Suite 330, Brentwood, TN 37027

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
Martha Marion Sharp	**NEW OWNER**	**118-09-0-044**
1003 Noelton Ave		
Nashville, TN 37204		

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,

Michael Shane Neal and Melanie Neal, husband and wife

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Martha Marion Sharp

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, Lot. No. 11 on the Plan of Leonte Subdivision of Lots 17-19,24 to 26 in Noelton, not of record.

Beginning on the southerly margin of Noelton Lane, or Fifth Street at a point 300 feet west of the westerly margin of Tenth Avenue South, said point being the corner of Lots 11 and 12; thence with the line between said two lots southwardly 200 feet to the common corner of Lots 11, 12, 17 and 18; thence with the line between Lots 11 and 18 westwardly 100 feet to the common corner of Lots 10, 11, 18 and 19; thence with the line between Lots 10 and 11 northwardly 200 feet to the southerly margin of Noelton Lane; thence with said Lane, eastwardly 100 feet to the beginning.

Being the same property conveyed to MICHAEL SHANE NEAL and wife, MELANIE NEAL, by deed from STEPHEN E. FARNER and wife, LANA G. FARNER, of record as Instrument No. 20030211-0018985, dated February 7, 2003, said Register's Office.

THIS CONVEYANCE IS MADE SUBJECT TO TAXES FOR THE CURRENT YEAR, ANY AND ALL ZONING REGULATIONS, RESTRICTIONS, SETBACK LINES, EASEMENTS, AND ENCUMBRANCES OF RECORD, IF ANY, AS MAY AFFECT THE PREMISES.

This is improved (__X__) Unimproved (____) property known as **1003 Noelton Ave, Nashville, TN 37204**.

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, his heirs and assigns, forever; and Grantor does covenant with said Grantee that Grantor is lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same in 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 Grantee, his 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 my/our hand(s) this 12th day of July, 2013.

Michael Shane Neal

Melanie Neal

STATE OF TENNESSEE)
COUNTY OF Williamson)

Before me, the undersigned, a Notary Public of said County and State, personally appeared **Michael Shane Neal and Melanie 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 she/he/they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this **12th** day of **July, 2013.**

Notary Public

My Commission Expires:
11.3-2015

EMILY H. PROPHET
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY