WARRANTY DEED

KATE ROSENTHAL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES SEPTEMBER 9, 2014

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS ~~XXXXXX~~ $660,000.00

Mere
AFFIANT

SUBSCRIBED AND SWORN TO ME ON THE 31ST DAY OF JULY, 2013.

Kate Rosenthal
NOTARY PUBLIC

MY COMMISSION EXPIRES

THIS INSTRUMENT PREPARED BY
Jim R. Vanderpool, P.C., 256 Seaboard Lane, G-104, Franklin, TN 37067
file # 13-R5621 MCMINN

ADDRESS OF NEW OWNER	SEND TAX BILLS TO If left blank please use the address of the new owner	MAP-PARCEL
Wade McMinn and Mary McMinn	SAME	116-09-0-027.00
5912 Long Meadow Rd		
Nashville, TN 37205		

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

ROBERT L. NEADERTHAL AND WIFE, JULIE G. NEADERTHAL

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

WADE MCMINN AND MARY MCMINN husband and wife

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, TENNESSEE, DESCRIBED AS FOLLOWS TO-WIT:

SEE EXHIBIT "A"

This is improved property known as 5912 Long Meadow Rd, Nashville, TN 37205

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), their heirs and/or assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), their heirs and/or 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 our hand on the 31st day of July, 2013.

Robert L. Neaderthal by Patricia Strauss, AIF
Robert L. Neaderthal
By: Patricia Strauss, Attorney-in-Fact

Julie G. Neaderthal by Patricia Strauss, AIF
Julie G. Neaderthal
By: Patricia Strauss, Attorney-in-Fact

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public, in and for said County and State, PATRICIA STRAUSS, as Attorney-in-Fact for the within named, ROBERT L. NEADERTHAL AND JULIE G. NEADERTHAL, the bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official ~~seal at~~ Franklin, Tennessee, this 31st day of July, 2013.

Notary Public J. Carlton Drumwright

My Commission Expires: 9/23/13

J. Carlton Drumwright
State of Tennessee Notary Public
Williamson County

BILL GARRETT, Davidson County
Trans:T20130067011 DEEDWARR
Recvd: 08/05/13 14:10 2 pgs
Fees:13.00 Taxes:2442.00

20130805-0081760

EXHIBIT A - LEGAL DESCRIPTION

Land in Davidson County, Tennessee, being Lot 348, SECTION 14, HILLWOOD ESTATES, as shown on plat of record in Plat Book 2900, Page 36, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed to Robert L. Neaderthal and wife, Julie G. Neaderthal by Warranty Deed from James C. Bow, unmarried, being the surviving tenant by the entirety, Maxine Bow having died October 23, 1984, recorded on the 10th day of September, 1985 in Deed Book 6652, Page 99, in the Register's Office of Davidson County, Tennessee.

This Conveyance is subject to the matters set forth below, if any, as well as (1) all applicable zoning ordinances (2) utility, sewer, drainage, and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record (as may be amended or supplemented), (4) building restrictions, and (5) all other matters of public record.

a. County of Davidson taxes for the year 2013 and thereafter, not yet due and payable.

b. Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann 67-5-603, et seq.

c. Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of SECTION 14, HILLWOOD ESTATES, as recorded in Plat Book 2900, Page(s) 36, but deleting any covenant, condition or restriction indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status or national origin to the extent such covenants, conditions or restrictions violate 42 USC 3604(c).

d. Covenants, Conditions and Restrictions as set forth in Deed recorded in Book 3030, Page 95 , but deleting any covenant, condition or restriction indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status or national origin to the extent such covenants, conditions or restrictions violate 42 USC 3604(c).

e. Generic Agreement as set forth in instrument recorded in Book 3030, Page 95.