NEW OWNER:

Todd and Amy Woods Tate
614 Derby Downs
Lebanon, TN 37087

THIS INSTRUMENT PREPARED BY:

TRESSLER & ASSOCIATES, PLLC
Attorneys at Law
212 North Castle Heights Avenue
Lebanon, TN 37087

SEND TAX BILLS TO:

New Owner

FILE NO: 13-1079

Map 074 Group 12-0 Parcel 101.00

Space for Recorder's Stamp

BILL GARRETT, Davidson County
Trans:T20130092763 DEEDWARR
Recvd: 10/30/13 08:41 3 pgs
Fees:18.00 Taxes:318.20
20131030-0112493

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **Eighty-Six Thousand and 00/100 Dollars ($86,000.00)** cash in hand paid, the receipt of which is hereby acknowledged, **JAMES A. NEAL and wife, LINDA J. NEAL** ("Grantors") have this day bargained and sold and by these presents do hereby transfer and convey unto **TODD TATE and wife, AMY WOODS TATE**("Grantee"), their successors and assigns, forever, the following tract or parcel of land, situated and lying in **Davidson County**, Tennessee, bound and described as follows, to-wit:

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.

Being the same property conveyed to James A. Neal and wife, Linda J. Neal by Warranty Deed from Phyllis Pulliam Fulton, G. Michelle McQuerry Lamberth, Macon D. McQuerry, Tracy McQuerry Alligood and P. Brooke McQuerry, recorded on the 9th day of July, 2013 in Instrument No. 20130709-0070583, in the Register's Office of Davidson County, Tennessee.

This is IMPROVED property known as: 5006 Bonnalynn Dr., Hermitage, TN 37076.

TO HAVE AND TO HOLD said property, together with any and all appurtenances and improvements thereunto, belonging to the said Grantee, their heirs and assigns, in fee simple, forever.

GRANTORS covenant with said Grantee that Grantors are lawfully seized and possessed of said property; that Grantors have a good and lawful right to make this conveyance; that the same is free, clear and unencumbered, except as noted herein; and Grantors will forever warrant and defend the title thereto against the lawful claims of all persons whomsoever.

THIS CONVEYANCE is made subject to all visible easements, rights-of-way, and any and all restrictions, existing roadways, easements and rights-of-way of record.

POSSESSION shall be given with deed.

PROPERTY TAXES for the current year shall be prorated.

IN WITNESS WHEREOF, Grantors have executed or caused this instrument to be executed by its duly authorized representative, this 25th day of **October, 2013**.

James A. Neal 10-25-13
JAMES A. NEAL

Linda J. Neal
LINDA J. NEAL

STATE OF TENNESSEE
COUNTY OF WILSON

Personally appeared before me, the undersigned authority, a notary public in and for the state and county aforesaid, JAMES A. NEAL AND LINDA J. NEAL, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at office 25th day of **October, 2013**.

B S Dugas
NOTARY PUBLIC

BRITTANY T. DUGAS
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

My commission expires: 7-25-16

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The actual consideration or value, whichever is greater, for this transfer is $ **86,000.00** .

AFFIANT

Sworn to and subscribed to before me 25th day of **October, 2013**.

NOTARY PUBLIC

My commission expires: 7-25-16

BRITTANY T. DUGAS NOTARY PUBLIC STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY