NEW OWNER:

Dale A. Holmer
Palmer Plaza, Suite 1600
1801 West End Avenue
Nashville, Tennessee 37203

SEND TAX BILLS TO:

New Owner

THIS INSTRUMENT PREPARED BY:

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

FILE NO: 13-1319

Map 091 Group 14-0-C Parcels 005.00CO & 006.00CO

Space for Recorder's Stamp

BILL GARRETT, Davidson County
Trans:T20130108135 DEEDWARR
Recvd: 12/31/13 15:28 2 pgs
Fees:13.00 Taxes:388.50
20131231-0131310

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **One Hundred Five Thousand and 00/100 Dollars ($105,000.00)** cash in hand paid, the receipt of which is hereby acknowledged, **COURTNEY NEAL** ("Grantor") has this day bargained and sold and by these presents does hereby transfer and convey unto **DALE A. HOLMER** ("Grantee"), his 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:

BEING all of Lot 27, including Units A and B thereon, as shown and described in Exhibit "B" attached to the Declaration of Protective Covenants, Conditions and Restrictions for Patina Phase II, of record as Instrument No. 20090710-0064462 in the Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.

BEING the same property conveyed to Courtney J. Neal, unmarried, by Warranty Deed, from Shamrock Holdings, Inc., a Tennessee corporation, dated November 25, 2009 and of record as Instrument No. 20091203-0110927 in the Register's Office for Davidson County, Tennessee.

This is UNIMPROVED property known as 451 and 453 Patina Circle, Nashville, Tennessee 37209.

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

GRANTOR covenants with said Grantee that Grantor is lawfully seized and possessed of said property; that Grantor has a good and lawful right to make this conveyance; that the same is free, clear

and unencumbered, except as noted herein; and Grantor 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, Grantor has executed or caused this instrument to be executed by its duly authorized representative, this 23rd day of **December, 2013**.

Courtney Neal

COURTNEY NEAL

STATE OF TENNESSEE

COUNTY OF DAVIDSON

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

WITNESS my hand and official seal at office 23rd day of **December, 2013**.

NOTARY PUBLIC

My commission expires: 5-30-17

TODD A. TRESSLER, II STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

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The actual consideration or value, whichever is greater, for this transfer is $ 105,000.00 .

AFFIANT

Sworn to and subscribed to before me 23rd day of December, 2013.

NOTARY PUBLIC

My commission expires: 5-30-17

TODD A. TRESSLER, II STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY