	STATE OF TENNESSEE **COUNTY OF DAVIDSON** The actual consideration or value, whichever is greater, for this transfer is $333,000.00. Affiant Subscribed and sworn to before me, this 14th day of February, 2014. Notary Public My commission expires: January 9, 2016
(Notary Stamp)	BRIAN D. MITCHELL STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

THIS INSTRUMENT PREPARED BY
Solomon \ Parks Title & Escrow, LLC
8119 Isabella Lane, Suite 105
Brentwood, TN 37027

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To: dba	Map-Parcel Numbers:
Daniel R. Cage and Anna V. Cage	Capstar Bank Farmington	**Map\Parcel: 09115007700**
5311 Nevada Avenue	2002 Richard Jones Rd #300A	
Nashville, TN 37209	Nashville, TN 37215	

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 ACKNOWLEDGE, WE,

Kyle D. Neal and Erin B. Neal, husband and wife

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

Daniel R. Cage and Anna V. Cage, husband and wife

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:

A certain tract or parcel of land located in Davidson County, Tennessee, described as follows, to-wit:

Beginning at the south margin of Nevada Avenue, the northwest (incorrectly shown on previous deeds as northeast) corner of Horace Berry property; thence with Horace Berry's line, south 320 feet to an iron pin, the southeast (incorrectly shown as southwest on previous deeds) corner of Horace Berry's property and the southeast corner of this tract; thence west 50 feet to an iron pin, the southwest (incorrectly shown as southeast on previous deeds) corner of this tract; thence north 320 feet to an iron pin in the margin of Nevada Avenue; thence east with the south margin of Nevada Avenue, 50 feet to the point of beginning, according to survey by John B. Kohl, III, RLS Tennessee No» 100, 400 7th Avenue South, Nashville, Tennessee, 37203, dated September 29, 1994

Being the same property conveyed to Kyle D. Neal and Erin M. Bedard, as joint tenants with rights of survivorship by Deed from Ann McGavock Ewing, Unmarried of record at Instrument No. 20080730-0078173, Register's Office for Davidson County, Tennessee, dated 7/28/2008 and recorded on 7/30/2008.

Kyle D. Neal and Erin B. Neal having since married.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:
The current year's property taxes have been prorated and paid or are assumed by the Grantees. Subsequent taxes are assumed by Grantees; including Rollback taxes, if any.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

BILL GARRETT, Davidson County
Trans:T20140011032 DEEDWARR
Recvd: 02/18/14 09:11 2 pgs
Fees:13.00 Taxes:1232.10
20140218-0013416

This is improved **(X)** unimproved ( ) property known as 5311 Nevada Avenue Nashville, TN 37209.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES 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 GRANTEES, their 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 14th day of February, 2014.

Kyle D. Neal
Kyle D. Neal

Erin B. Neal by Kyle D. Neal, Her Attorney in Fact
Erin B. Neal by Kyle D. Neal, Her Attorney In Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, a Notary Public of said County and State, Kyle D. Neal the within named grantors, with whom I am personally acquainted (or who proved to me his identity on the basis of satisfactory evidence), and who acknowledged that she executed this instrument for the purposes therein contained.

Witness my hand, at office, this 14th day of February, 2014.

Michelle S. Glass
Notary Public

My Commission Expires: 12/11/16

MICHELLE S. GLASS
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY
My Comm. Expires
December 11, 2016

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public in and for said County and State, personally appeared **Kyle D. Neal** with whom I am personally acquainted (or who proved to me his identity on the basis of satisfactory evidence), and who, upon oath, acknowledged that he executed the within instrument on behalf **of Erin B. Neal** for the purposes therein contained, and who further proved to me that he is the **Attorney in Fact** for **Erin B. Neal,** and is authorized by her to execute this instrument on her behalf.

This the 14th day of Feb., 2014.

Michelle S. Glass
Notary Public

My Commission Expires: 12/11/16

MICHELLE S. GLASS
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY
My Comm. Expires
December 11, 2016

File #: 413078MG
RECORD & RETURN TO:
Solomon \ Parks Title & Escrow, LLC
8119 Isabella Lane, Suite 105
Brentwood, TN 37027