THIS INSTRUMENT PREPARED BY: **Mudter & Patterson** **An Association of Attorneys** **2000 Richard Jones Road** **Suite 110** **Nashville, Tennessee 37215** **Record & Return To:** **First Title & Escrow Co., Inc.** **FTEC File No. 31611-01-2014**	STATE OF TENNESSEE, COUNTY OF DAVIDSON: The actual consideration or value, whichever is greater, for this transfer is: $537,000.00. Affiant Subscribed and sworn to before me this 14th day of February, 2014. Notary Public My Commission Expires:

KAREN MARLIN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires NOV. 3, 2015

WARRANTY DEED

Address New Owner: Kyle Neal, Erin Neal 208 Leake Avenue Nashville, TN 37205	**Send Tax Bills To:** 208 Leake Avenue Nashville TN 37205	**Tax Information:** Map and Parcel No.: 116 140 05800

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Benjamin D. Reed and wife, Katherine C. Reed**, ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Kyle D. Neal and Erin B. Neal, husband and wife** ("Grantee"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

This is improved property located at 208 Leake Avenue, Nashville, TN 37205

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantee, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except as set out on Exhibit "A" hereto. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantee, its successors, heirs and assigns against the lawful claims of all persons, except as set out on Exhibit "A" hereto.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

BILL GARRETT, Davidson County
Trans:T20140014832 DEEDWARR
Recvd: 03/04/14 14:34 3 pgs
Fees:18.00 Taxes:1986.90
20140304-0018210

IN WITNESS WHEREOF, Grantor has executed this instrument on the 14th day of February, 2014.

Benjamin D. Reed
BY: George E. Mudter, Jr., Attorney-In-Fact

Katherine C. Reed
BY: George E. Mudter, Jr., Attorney-In-Fact

STATE OF TENNESSEE, COUNTY OF DAVIDSON SS.:

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, George E. Mudter, Jr., with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the Attorney-In-Fact for the said Benjamin D. Reed and Katherine C. Reed and is authorized by the said Benjamin D. Reed and Katherine C. Reed to execute this instrument on their behalf.

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

Notary Public

My Commission Expires:

LAUREN FORD MARLIN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires NOV. 3, 2015

EXHIBIT "A"

Land in Davidson County, Tennessee, being Lots Nos. 9 and 10 on the Plan of Belle Meade Subdivision, of record in Plat Book 1130, page 3, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description.

Being the same property conveyed to Benjamin D. Reed and wife, Katherine C. Reed, by deed dated February 24, 2010, from Warren R. Patterson and wife, Theresa R. Patterson, of record in Instrument No. 20100308-0017820, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to:

1. Taxes for the year 2014, a lien, but not yet due and payable. Map and Parcel No. 116 140 05800.
2. All matters appearing on the Plan of record as Book 1130, page 3, Register's Office for Davidson County, Tennessee.