NEW OWNER:

Frank E. Neal, III
Mary B. Neal
905 Alder Drive
Nashville, TN 37220

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: 14-0591

Map 132 Group 14-0 Parcel 009.00

Space for Recorder's Stamp

BILL GARRETT, Davidson County
Trans:T20140061659 DEEDWARR
Recvd: 08/20/14 13:43 3 pgs
Fees:18.00 Taxes:1295.00
20140820-0075926

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **Three Hundred Fifty Thousand and 00/100 Dollars ($350,000.00)** cash in hand paid, the receipt of which is hereby acknowledged, **ESTATE OF MARY FRANCES DOZIER** ("Grantor") has this day bargained and sold and by these presents does hereby transfer and convey unto **FRANK E. NEAL, III AND WIFE MARY B. NEAL** ("Grantees"), 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:

Land in Davidson County, Tennessee, being Lot No. 5 on the Plan of Burchett's Subdivision, as of record in Plat Book 2083, Page 36, (erroneously referred to as 136 in the previous deed), Register's Office for Davidson County, Tennessee.

Said Lot No. 5 fronts 150 feet on the southerly side of Alder Drive and runs back between parallel lines 312.1 feet on the westerly line and 314.5 feet on the easterly line to a dead line in the rear, measuring 150 feet thereon.

Being the same property conveyed to David T. Dozier and wife, Mary B. Dozier, by Warranty Deed from Charles E. Laine and wife, Doris A. Laine, dated April 30, 1964, and of record in Book 3761, Page 79, Register's Office for Davidson County, Tennessee. David T. Dozier passed away on May 15, 1994. Mary B. Dozier died testate on April 17, 2013. Probate for Mary B. Dozier was opened and the Last Will and Testament of Mary B. Dozier was admitted in the Probate Court for Davidson County, Tennessee on June 11, 2013, Docket No. 13P996. Michael L. Campbell, her son and Michael G. Campbell, her grandson, were appointed Executors.

Mary Frances Dozier and Mary B. Dozier are one and the same person.

This is IMPROVED property known as 905 Alder Drive, Nashville, Tennessee 37220.

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

GRANTOR covenants with said Grantees 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 10th day of **July, 2014**.

ESTATE OF MARY FRANCES DOZIER

By: _____
MICHAEL G. CAMPBELL, CO-EXECUTOR

By: _____
MICHAEL L. CAMPBELL, CO-EXECUTOR

_____
MICHAEL L. CAMPBELL, HEIR AT LAW

_____
DEBORAH DOZIER NYCZ, HEIR AT LAW

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned authority, a notary public in and for the state and county aforesaid, MICHAEL G. CAMPBELL AND MICHAEL L. CAMPBELL, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), who acknowledged that they executed the within instrument on behalf of, and as CO-EXECUTORS for, THE ESTATE OF MARY FRANCES DOZIER, the within named bargainor, for the purposes therein contained.

WITNESS my hand and official seal at office 10th day of **July, 2014**.

_____
NOTARY PUBLIC

My commission expires: 5-30-17

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

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned authority, a notary public in and for the state and county aforesaid, MICHAEL L. CAMPBELL and DEBORAH DOZIER NYCZ, 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, this 10th day of **July, 2014**.

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

NOTARY PUBLIC

My commission expires: 5-30-17

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The actual consideration or value, whichever is greater, for this transfer is $ **350,000.00** .

Cadasta Thomas

AFFIANT

Sworn to and subscribed to before me 10th day of **July, 2014**.

NOTARY PUBLIC

My commission expires: 5-30-17

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