FOR OFFICIAL USE	STATE OF TENNESSEE COUNTY OF **Davidson** THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$116,000.00** Affiant SUBSCRIBED AND SWORN TO BEFORE ME, THIS **October 3, 2014.** Notary Public MY COMMISSION EXPIRES: (AFFIX SEAL)

ANNE MARIE CHANDLER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires August 23, 2016

WARRANTY DEED

This Instrument Prepared By and Return To:

FOUR STAR TITLE LLC

2508 North Mt. Juliet Road, Mt. Juliet, TN 37122
File **#14-0466**

BILL GARRETT, Davidson County
Trans:T20140075890 DEEDWARR
Recvd: 10/07/14 15:42 2 pgs
Fees:13.00 Taxes:429.20
20141007-0093092

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Brian Neal and Anna Neal	**New Owner**	**094 01 0 072.00**
(NAME) **1309 Ordway Place**	(NAME)	
(ADDRESS) **Nashville,TN 37206**	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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 ACKNOWLEDGED, WE, **Eastland Avenue Real Estate, LLC,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Brian Neal and Anna Neal, 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:

Being Lot No. 2, Final Plat of ANDREW W. WILLIAMS LOTS, as shown by plat of record in Instrument No. 20020213-0019166, of the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate description of said lot.

Being the same property conveyed to Eastland Avenue Real Estate, LLC, by Warranty Deed from Carla J. Brunsell, unmarried, recorded August 25, 2014 in Instrument Number 20140825-0077119, Register's Office for Davidson County, Tennessee; and further conveyed to Carla J. Brunsell, unmarried, by Warranty Deed from Andrew W. Williams, unmarried, recorded October 30, 2009 in Instrument Number 20091030-0100269, Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all bylaws, covenants, zoning regulations, building restrictions and setback lines, if any, and easement and rights for public utilities, of record; and taxes for the current year which have been prorated and paid by the Grantor(s) herein.

unimproved ☐
This is improved ☒ property, known as **1201 Sevier Street, Nashville, TN 37206**
(House Number) (Street) (City, State) (Zip)

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, their heirs and assigns forever; and we do covenant with 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.

IN WITNESS WHEREOF, this instrument has been executed on this the **3rd** day of **October, 2014**.

Eastland Avenue Real Estate, LLC

By: William Thomas Anderson, Managing Member

STATE OF TENNESSEE
COUNTY OF **Davidson**

Before me, the undersigned Notary in and for said County and State, personally appeared the within named William Thomas Anderson, whom I am personally acquainted and who upon his/her/their oath acknowledged himself/herself/themselves to be the Managing Member of Eastland Avenue Real Estate, LLC, and that he/she/they being authorized so to do, executed the foregoing instrument for the purpose therein contained by signing on behalf of Eastland Avenue Real Estate, LLC.

WITNESS my hand and official seal on **10/03/2014**.

NOTARY

MY COMMISSION EXPIRES: 5/4/15

JANIS L. ADAMS
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY