WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $780,000.00

Affiant

Subscribed and sworn to before me, this 2nd day of February, 2015

Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL)

ROBERT J. NOLESTINE III
STATE OF TENNESSEE
NOTARY PUBLIC
COUNTY OF DAVIDSON
My Comm. Expires May 8, 2017

BILL GARRETT, Davidson County
Trans:T20150008577 DEEDWARR
Recvd: 02/03/15 15:14 2 pgs
Fees:13.00 Taxes:2886.00
20150203-0010203

THIS INSTRUMENT WAS PREPARED BY
Southland Title & Escrow Co., Inc.
7101 Executive Center Drive, Suite 151
Brentwood, TN 37027

ADDRESS NEW OWNERS AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
John Neuhoff III	FirstBank	117-02-0P
(NAME)	(NAME)	(MAP)
2323 Springdale Drive	318 Seaboard Lane, Ste. 205	002.00-CO
(ADDRESS)	(ADDRESS)	(PARCEL)
Nashville, TN 37215	Franklin, TN 37067	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we, Claude L. Ferrell III, married, hereinafter called the Grantor(s), have bargained and sold, and by these presents do hereby transfer and convey unto John Neuhoff, III and Ute W. Strand, husband and wife, hereinafter called Grantee(s), their heirs and assigns, that certain tract or parcel of land in Davidson County, TENNESSEE, described as follows, to-wit:

Land in Davidson County, Tennessee, being Unit No. 1B, together with the appurtenant interest in the common elements of Springdale Place Townhomes horizontal property regime with private elements established by Declaration, of record in Instrument No. 20060724-0089035, corrected in Instrument No. 20061102-0136270, Register's Office for Davidson County, Tennessee, said Unit being depicted on the Site Plan attached as Exhibit B to the aforementioned Declaration and being located upon Lot No. 1, Block 2 on the Plan of A Development of Stokes Tract, Hillsboro Vicinity of record in Book 974, page 24, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Claude L. Ferrell III by Warranty deed from David A. Harris, unmarried of record in Instrument No. 20090930-0090835 Register's Office for Davidson County, Tennessee, dated September 29, 2009 and recorded on September 30, 2009.

Being also known as 2323 Springdale Drive Nashville, TN 37215.

This conveyance is subject to the taxes for the current year and subsequent years; any and all easements and/or restrictions of record; and all matters shown on the plan of record; all in the said Register's Office.

This is ( ) unimproved (X) improved property, known as: 2323 Springdale Drive, Nashville, Tennessee 37215

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.

Witness my/our hand(s) this 2nd day of February, 2015.

By Claude Lee Ferrell III, Adelita Rios Ferrell, attorney in fact

Claude L. Ferrell III by Adelita Rios Ferrell
Attorney-in-Fact

Adelita Rios Ferrell

STATE OF TENNESSEE
COUNTY OF ~~WILLIAMSON~~ Davidson

Before me, the undersigned authority, a Notary Public within and for the State of Tennessee and Williamson County, appeared Adelita Rios Ferrell with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who upon her oath acknowledged herself to be the Attorney-in-Fact for Claude L. Ferrell, III, the within named bargainor, and that she as such Attorney-in-Fact being authorized to do so, executed the foregoing instrument for the purposes therein contained by signing the name Claude L. Ferrell, III.

Witness my hand and official seal at office at ~~Brentwood~~ Nashville, Tennessee on this the 2nd day of February, 2015.

My Commission Expires: 9/20/17

Notary Public

JENNIFER S. DUNLAP STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

STATE OF TENNESSEE
COUNTY OF ~~WILLIAMSON~~ Davidson

Before me, the undersigned authority, a Notary Public within and for the State and County, appeared Adelita Rios Ferrell with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who upon her oath acknowledged herself to be the within named bargainor, and that she executed the foregoing instrument of her own free will for the purposes therein set forth.

Witness my hand and official seal at office at ~~Brentwood~~ Nashville, Tennessee, on this the 2nd day of February, 2015.

My Commission Expires: 9/20/17

Notary Public

JENNIFER S. DUNLAP STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY