NEW OWNER:

David L. Solomon
Rita B. Solomon
5017 High Valley Drive
Brentwood, TN 37027

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: 15-0121

Map 159 Group 07-0-A Parcel 005.00CO

Space for Recorder's Stamp

BILL GARRETT, Davidson County
Trans:T20150025701 DEEDWARR
Recvd: 04/07/15 12:54 3 pgs
Fees:18.00 Taxes:6290.00
20150407-0030465

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **One Million Seven Hundred Thousand and 00/100 Dollars ($1,700,000.00)** cash in hand paid, the receipt of which is hereby acknowledged, **MARK O. NEAL AND WIFE, LISA J. NEAL** ("Grantors") have this day bargained and sold and by these presents do hereby transfer and convey unto **DAVID L. SOLOMON AND RITA B. SOLOMON, HUSBAND AND WIFE** ("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 Section One, High Valley, of record in Plat Book 9700, Page 842, corrected in Instrument No. 200005010043193 Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.**
>
> **Being the same property conveyed to Mark O. Neal and wife, Lisa J. Neal, by Quitclaim Deed from Mark Neal, dated October 11, 2005, and of record in Instrument No. 20051011-0122611 (Also see WD in 20050421-0044381), Register's Office for Davidson County, Tennessee.**
>
> **This is IMPROVED property known as 5017 High Valley Drive, Brentwood, Tennessee 37027.**

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.

GRANTORS covenant with said Grantees that Grantors are lawfully seized and possessed of said property; that Grantors have a good and lawful right to make this conveyance; that the same is free,

clear and unencumbered, except as noted herein; and Grantors will forever warrant and defend the title thereto against the lawful claims of all persons whomsoever.

THIS CONVEYANCE is made subject matters appearing in "Exhibit A" attached hereto .

POSSESSION shall be given with deed.

PROPERTY TAXES for the current year shall be prorated.

IN WITNESS WHEREOF, Grantors have executed or caused this instrument to be executed by its duly authorized representative, this 31st day of **March, 2015**.

MARK O. NEAL

LISA J. NEAL

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned authority, a notary public in and for the state and county aforesaid, MARK O. NEAL AND LISA J. NEAL, 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 31st day of **March, 2015**.

NOTARY PUBLIC

My commission expires: 5-30-17

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

****

The actual consideration or value, whichever is greater, for this transfer is $ 1,700,000.00 .

AFFIANT

Sworn to and subscribed to before me 31st day of March, 2015.

NOTARY PUBLIC

My commission expires: 5-30-17

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

Exhibit A

1. Any discrepancies, conflicts, easements, boundary line disputes, encroachments or protrusions, or overlapping of improvements which would be disclosed by an inspection and accurate survey of the premises.
2. General or special taxes and assessments required to be paid in the year 2015 and subsequent years.
3. Subject to any and all matters shown on the plat of record in Plat Book 9700, Page 842, Register's Office for Davidson County, Tennessee.
4. Subject to Transmission Line Easement of record in Book 2276, Page 60, Register's Office for Davidson County, Tennessee.
5. Subject to Access and Utilities Easement of record in Book 2201, Page 634, Register's Office for Davidson County, Tennessee.
6. Subject to the Charter for Homeowner's Association of record in 199912200304887, Register's Office for Davidson County, Tennessee.
7. Subject to Utilities Easement of record in Book 9184, Page 868 & 872, Register's Office for Davidson County, Tennessee.
8. Subject to Restrictions of record in Book 10122, Page 121, Register's Office for Davidson County, Tennessee.