STATE of TENNESSEE
COUNTY of DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 255,000.00.

Affiant

BILL GARRETT, Davidson County
Trans:T20150075284 DEEDWARR
Recvd: 09/03/15 10:40 3 pgs
Fees:18.00 Taxes:943.50
20150903-0089904

Subscribed and sworn to before me, this 28th day of August, 2015.

Notary Public

My Commission expires 11/6/2017

BEVERLY M. TOBBEN
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 11-6-2017

THIS INSTRUMENT WAS PREPARED BY;
TENNESSEE TITLE AGENCY CO, INC.
20 Music Circle East
Nashville, TN 37203

ADDRESS NEW OWNER:

NEAL E. RICHARDSON
5946 Post Road
Nashville, TN 37205

SEND TAX BILL:

NEW OWNER

MORTGAGEE:

HUGH M. RICHARDSON III and wife,
PENNY W. RICHARDSON
5946 Post Road
Nashville, TN 37205

MAP AND PARCEL:

11708026400

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the Grantees named herein, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, **JOHN K. KIMERY and wife, DIANNE H. KIMERY**, ("Grantors"), have bargained and sold, and by these presents do transfer and convey unto, **NEAL E. RICHARDSON, a single man**, ("Grantee"), his heirs, successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee (the "Property"), described as follows:

See Attached Exhibit "A"

This description was the same as was used in the last deed of record.
And as per Sales Agreement dated June 8, 2011.

This conveyance is made subject to the real estate taxes for 2015, and subsequent years; Easements of record and other such limitations and restrictions and easements as may affect the premises.

This is improved property commonly known as : **1233 Battlefield Drive**
NASHVILLE, TENNESSEE 37215

TO HAVE AND TO HOLD the Property, with the appurtenances, estate, title and interest thereto belonging to Grantee, his heirs, successors and assigns, forever, and Grantor, does covenant with Grantee that they are lawfully seized and possessed of the Property in fee simple, has a good right to convey it, and the same is unencumbered unless otherwise herein set out; and Grantor does further covenant and bind themselves, their heirs, assigns and representatives, to warrant and forever defend the title to the Property to Grantee, his heirs, successors and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness our hands this 28th day of August, 2015.

JOHN K. KIMERY

DIANNE H. KIMERY (wife)

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, Beverly M. Hobbs, a Notary Public in and for the State and County aforesaid, duly commissioned and qualified, personally appeared **JOHN K. KIMERY and wife, DIANNE H. KIMERY**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that they are the within named bargainor, and that they executed the within instrument for the purposes therin contained..

Witness my hand and official seal this 28th day of August, 2015.

Notary Public

BEVERLY M. HOBBS
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 11-6-2017

My Commission Expires: 11/06/2017

EXHIBIT "A"

LEGAL DESCRIPTION

Land in Davidson County, Tennessee, being Lot(s) 43, as shown on the map entitled Galecrest Subdivision No. 2, block G, of record in Plat Book 1424, page(s) 19, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Ventures Joint II, Inc. by Quitclaim Deed of record in Instrument No. 20060815-0100209, said Register's Office.

AND BEING the same property conveyed to John K. Kimery and wife, Dianne H. Kimery by Quitclaim Deed from Ventures Joint II, Inc., dated 2/21/2012 and recorded on 2/22/2012 in Instrument Number 20120222-0015237, Register's Office for Davidson County, Tennessee.

Map / Parcel No. 11708026400

Property Known as: 1233 Battlefield Drive
Nashville, TN 37215