NEW OWNER:

Mark O. Neal
5200 Granny White Pike
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: 15-0919

Map 118 Group 04-0 Parcel 313.00 and
Map 118 Group 04-0 Parcel 314.00 and
Map 118 Group 04-0 Parcel 315.00 and
Map 118 Group 04-0 Parcel 316.00

Space for Recorder's Stamp

BILL GARRETT, Davidson County
Trans:T20150085489 DEEDWARR
Recvd: 10/07/15 10:42 3 pgs
Fees:18.00 Taxes:2368.00

20151007-0102246

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **Six Hundred Forty Thousand and 00/100 Dollars ($640,000.00)** cash in hand paid, the receipt of which is hereby acknowledged, **JAMES E. DILLINGHAM** ("Grantor") has this day bargained and sold and by these presents does hereby transfer and convey unto **MARK O. NEAL** ("Grantee"), his 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:

Tract I: 2300 Kline Avenue
Beginning at a point in the southerly margin of Longview Avenue, said point being 15 feet eastwardly from the east margin of Kline Avenue; thence with said margin on Longview Avenue southwardly 68 degrees and 37 minutes west to the east margin of Kline Avenue; thence in a southerly direction 100 feet along the right-of-way line of Kline Avenue to a point, thence in a northerly direction 68 degrees and 57 minutes east 135 feet to a point, thence north 71 degrees and 54 minutes west with a line cutting across said original property to the point of beginning.

Tract II: 2306 Kline Avenue
Being part of Lot No. 350, Sub Lot "A" in Grandview Heights, as of record in Book 161, page 169 of the Register's Office for Davidson County, Tennessee, and being that portion remaining after the conveyance to the State of Tennessee for the use and benefit of the Department of Highways for the construction of a controlled access highway and all right of ingress and egress to, from and across the same and to and from abutting land. That portion taken by the State of Tennessee is of Record in Book 4369, page 640 and is described as follows:

Beginning at a point in the westerly margin of the alley between Kline Avenue and Grandview alley 100 feet southerly from the south margin of Longview Avenue, said point being the common corner of Lots 349 and 350 of said map: thence with the margin of said alley South 21 deg. 03 min. East. 11 feet to a point; thence North 71 deg. 54 min. West, 18.6 feet to the common line between said Lots 349 and 350; thence with said line North 68 deg. 57 min. East 15 feet to the point of beginning.

Tract III: 2308 Kline Avenue
Land in Davidson County, Tennessee, being Lot No. 351 on the Plan of Subdivision of Lot "A" on the Plan of Grandview Heights, of record in Book 161, page 169, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Tract IV: 2310 Kline Avenue
Land in Davidson County, Tennessee, being Lot No. 352 on the Plan of Subdivision of Lot "A" on the Plan of Grandview Heights, of record in Book 161 page 169, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

BEING the same property conveyed to James E. Dillingham, by Quitclaim Deeds from Triangle Leasing, a Tennessee general partnership, (successor to FHD Properties by merger 10/27/99), dated December 23, 2014, and of record Instrument No. 20150116-0005024, and 20150116-0005025 Register's Office for Davidson County, Tennessee, also see Warranty Deeds in Instrument No. 20100429-0032573 and 20090701-0061327 and Merger in Instrument No. 20090825-0080068

This is IMPROVED property known as 2300, 2306, 2308, and 2310 Kline Ave., Nashville, Tennessee 37211.

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

GRANTOR covenants with said Grantee 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 25th day of **September, 2015**.

JAMES E. DILLINGHAM

STATE OF TENNESSEE

COUNTY OF WILSON

Personally appeared before me, the undersigned authority, a notary public in and for the state and county aforesaid, JAMES E. DILLINGHAM, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at office this 25th day of September, 2015.

NOTARY PUBLIC

My commission expires: 5-30-17

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

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The actual consideration or value, whichever is greater, for this transfer is $ 640,000.00 .

AFFIANT

Sworn to and subscribed to before me this 25th day of September, 2015.

NOTARY PUBLIC

My commission expires: 5-30-17

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