NEW OWNER:

Frank E. Neal, III
Brent W. Neal
Mark O. Neal
5280 GRANN WHITE PK
NASHVILLE, TN 37220

SEND TAX BILLS TO:
NEW OWNER

Map 105-14
Parcel 60, 61, 62, & 63

THIS INSTRUMENT PREPARED BY:

TRESSLER & ASSOCIATES, PLLC
Attorneys at Law
212 North Castle Heights Avenue
Lebanon, TN 37087

This instrument was prepared by information provided by the parties.

Space for Recorder's Stamp

BILL GARRETT, Davidson County
Trans:T20160012601 DEEDWARR
Recvd: 02/16/16 13:13 3 pgs
Fees:18.00 Taxes:462.50

20160216-0014405

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **ONE HUNDRED AND TWENTY-FIVE THOUSAND and 00/100 Dollars ($125,000.00)** cash in hand paid, the receipt of which is hereby acknowledged, **DANA B. BAUGUESS,** ("Grantor"), has this day bargained and sold and by these presents does hereby transfer and convey unto **FRANK E. NEAL, III, MARK O. NEAL, and BRENT W. NEAL,** ("Grantee"), their successors and assigns, forever, the following tracts or parcels of land, situated and lying in **Davidson** County, Tennessee, bound and described as follows, to-wit:

TRACT 1

Land in Davidson County, Tennessee, being the northerly 50 feet front and 45 rear of Lot No. 62 on the Plan of Waverly Land Company's Subdivision, called Waverly Place of record in Book 57, page 95, Register's Office for said County, and described according to a copy of a survey thereof made September 4, 1946, as follows:

Said part of said Lot No. 62 fronts 50 feet on the westerly side of 8th Avenue South or Franklin Pike as widened, and runs back between parallel lines, 244 feet on the southerly line and 233 feet on the northerly line to an alley in the rear and measures 45 feet thereon.

BEING the same property conveyed to Frank E. Neal, III, Mark O. Neal, Brent W. Neal, and Dana B. Bauguess by Warranty Deed from Shirley A. Holcombe, unmarried, dated July 3, 2002, and of record as Instrument No. 20020726-0090131, Register's Office for Davidson County Tennessee.

This is property known as 2217 8th Avenue South, Nashville, TN 37211.

TRACT 2

Land in Davidson County, Tennessee, being the southeasterly part of Lot No. 62 on the Plan of Waverly Place, of record in Book 57, page 95, Register's Office for Davidson County, Tennessee, described as follows:

BEGINNING at the northwest intersection of 8th Avenue South and Bradford Avenue, being the southeast corner of Lot No. 62; thence with the westerly margin of 8th Avenue South, northerly 130 feet; thence westerly 203 feet; thence southerly 121 feet to the northerly margin of Bradford Avenue; thence with the same, easterly 202 feet to the beginning.

Being the same property conveyed to Frank E. Neal, III, Mark O. Neal, Dana B. Bauguess, and Brent W. Neal by Warranty Deed from Frank E. Neal, Jr., dated January 27, 1995, and of record in Book 9580, Page 601, Register's Office for Davidson County, Tennessee.

This is part of the property known as 2219-2223 8th Avenue South, Nashville, Tennessee 37204.

TRACT 3

Land in Davidson County, Tennessee, being part of Lot No. 62 on the Plan of the Waverly Land Company's Subdivision, called "Waverly Place", as of record in Book No. 57, Page 95, Register's Office for Davidson County, Tennessee, described as follows:

Beginning in the westerly margin of 8th Avenue South, formerly the Franklin Pike, or Spruce Street, at the southeast corner of the lot conveyed to Ezza McClaren, by deed of record in Book 560, page 203, said Register's Office, and running thence with McClaren's southerly line in a westerly direction 265 feet, more or less, to the easterly margin of an alley, said McClaren's southwest corner; thence with said alley, southwardly 63 feet; thence eastwardly 260 feet, more or less, to the westerly margin of said 8th Avenue South, 70 feet southerly from said McClaren's southeast corner; thence with the westerly margin of said 8th Avenue South, northwardly 70 feet to the point of beginning.

Being the same property conveyed to Frank E. Neal, III, Mark O. Neal, Dana B. Bauguess, and Brent W. Neal by Warranty Deed from Frank E. Neal, Jr., dated January 27, 1995, and of record in Book 9580, Page 601, Register's Office for Davidson County, Tennessee.

This is part of the property known as 2219-2223 8th Avenue South, Nashville, Tennessee 37204.

TO HAVE AND TO HOLD said property, together with any and all appurtenances and improvements thereunto, belonging to the said Grantee, their 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 as of the date of this Deed.

SPACE INTENTIONALLY LEFT BLANK

SIGNATURE PAGE TO FOLLOW

IN WITNESS WHEREOF, Grantor has executed or caused this instrument to be executed by its duly authorized representative, this 1ST day of **January, 2016**.

DANA B. BAUGUESS

STATE OF **TENNESSEE**
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a notary public in and for the state and county aforesaid, **DANA B. BAUGUESS**, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at office this 1ST day of **January, 2016**.

NOTARY PUBLIC

My commission expires: May 8th 2017

BRENT W. NEAL NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

****

The actual consideration or value, whichever is greater, for this transfer is **$125,000.00**.

AFFIANT

Sworn to and subscribed to before me this 1ST day of **January, 2016**.

NOTARY PUBLIC

My commission expires: May 8th 2017

BRENT W. NEAL NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.