THIS INSTRUMENT WAS PREPARED BY

Bankers Title & Escrow Corp.
3310 West End Ave., Ste. 540
Nashville, TN 37203

BILL GARRETT, Davidson County
Trans:T20160063941 DEEDWARR
Recvd: 07/25/16 15:30 2 pgs
Fees:13.00 Taxes:518.00

20160725-0076524

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 140,000.00.

Meredith Mays
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 18th DAY OF JULY, 2016.

Notary Public

MY COMMISSION EXPIRES: 8-23-16

(AFFIX SEAL)

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Brian Neal and Anna Neal	MORTGAGE INVESTORS GROUP	MAP 061-10
1309 BROADWAY PLACE	8330 E. WALKER SPRINGS #200	PARCEL 165.00
NASHVILLE, TN 37204	KNOXVILLE, TN 37923	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS. THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I, **Darryl Wayne Bogle, a single person**

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Brian Neal and Anna Neal, husband and wife**

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being the Westerly part of Lot No. 10 on the map of Maplewood Manor, as of record in Book 547, Page 102, Register's Office for Davidson County, Tennessee.

Said Lot No. 10 fronts 67.6 feet on the Southerly side of Curdwood Avenue, formerly Maplewood Blvd., and extends back 220 feet 3 inches on the Westerly line and 219.9 feet, more or less, on the Easterly line to a dead line, measuring 47.3 feet thereon.

Being the same property conveyed to Joann Bogle and husband, Darryl Wayne Bogle by Quitclaim deed from Mary E. Reeves, joined by husband, William Reeves of record in Instrument No. 20080317-0026698 Register's Office for Davidson County, Tennessee, dated March 11, 2008 and recorded on March 17, 2008. The said Joann Bogle has since died.

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been prorated and assumed by Grantee; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

This is IMPROVED property known as **902 Curdwood Boulevard: Nashville, TN 37216-2402.**

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 hand this the 18th day of July, 2016.

Darryl Wayne Bogle

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Darryl Wayne Bogle** the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the within named bargainor, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal this the 18th day of July, 2016.

My Commission expires: 6-6-20

Notary Public

STATE OF TENNESSEE NOTARY PUBLIC
JAMES A. WAECHTER
DAVIDSON COUNTY, TN