WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $860,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 6th DAY OF January, 2017

Notary Public

MY COMMISSION EXPIRES: 4-11-2020
(AFFIX SEAL)

ANGELA R. WINDHAM
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
MY COMMISSION EXPIRES 04-11-2020

MST 2016-1384

THIS INSTRUMENT WAS PREPARED BY:
James T. Oglesby, Attorney and Yvette L. Meldrum, Attorney
Mid-State Title & Escrow, Inc., 128 Holiday Court, Suite 125, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Split Rock Development, LLC	Same as New Owner	105-02-0-481.00 & 483.00
(NAME)	(NAME)	
807 2nd Ave S		
(ADDRESS)	(ADDRESS)	
Nashville TN 37210		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

Davidson County DEEDWARR
Recvd: 01/09/17 12:21 2 pgs
Fees:13.00 Taxes:3182.00
20170109-0002288

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, WE, **Michael J. Neuman and Cara Neuman, husband and wife,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Split Rock Development, LLC,** 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 Lot No. (s) 33 and 35 on the Plan of Section One Hundred, Edgehill Estates of record in Plat Book 4860, Page 25, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Michael Neuman by Warranty deed from Margaret Phillips, Faye R. Lyons, Larry D. Phillips, Marilyn Phillips Settles, Shenika Hatch, Calvin Copeland Phillips and Stephon Copeland, all the heirs at law of Ruby Phillips, deceased and Margaret M. Phillips, individually of record in Instrument No. 20130628-0066998 Register's Office for Davidson County, Tennessee, dated June 27, 2013 and recorded on June 28, 2013. Being also known as 908 Southside Place Nashville, Tennessee 37203 (for Lot 33)

Being the same property conveyed to Michael J. Neuman and Cara Neuman, husband and wife by Warranty deed from Jennifer Khazanov and Max Khazanov of record in Instrument No. 20140602-0047381 Register's Office for Davidson County, Tennessee, dated May 27, 2014 and recorded on June 02, 2014. Being also known as 916 Southside Place Nashville, Tennessee 37203. (for Lot 35)

Subject to: Property taxes have been prorated and the Grantee has assumed payment thereof when same become due and payable, If improvements are completed after January 1 of any year, the law requires supplemental assessment for the year in which improvements are completed as defined by statute. We assume no liability for taxes assessed by correction pursuant to the provisions of Tennessee Code Annotated, Section 67-5-603 et seq. 2017 tax a lien on 01/01/2017 but not yet due and payable. Subject to all matters shown on the Plan of record in Plat Book 4860, Page 25, Register's Office for Davidson County, Tennessee. Restrictions of record in Book 4220, Page 723 and Book 6236, Page 263, in the Register's Office for Davidson County, Tennessee.

This property, known as 908 & 916 Southside Place, Nashville, TN 37203
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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/our hand(s) this 6th DAY OF January, 2017.

Michael J. Neuman

Cara Neuman

Cara Neuman

STATE OF Tennessee

COUNTY OF Williamson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Michael J. Neuman and Cara Neuman, husband and wife,**, with whom I am personally acquainted (or provided to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 6th day of January, 2017.

Notary Public

My Commission Expires: 7-11-2020

(SEAL)

YVETTE LYNN MELDRUM
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

True Copy Certification

I, Yvette Meldrum, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature – Yvette Meldrum

State of Tennessee
County of Williamson

Personally appeared before me, the undersigned, a notary public for this county and state, Yvette Meldrum who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 4-11-2020

ANGELA R. WINDHAM
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
MY COMMISSION EXPIRES 04-11-2020