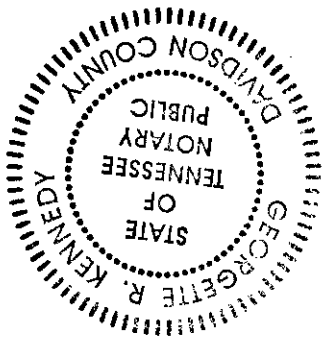
(2)

WARRANTY DEED



STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $525,000.00.

Donna Vock
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 20TH DAY OF JANUARY, 2021.

Georgette R Kennedy
Notary Public

MY COMMISSION EXPIRES: 03-08-21
(AFFIX SEAL)

Karen Johnson Davidson County
Batch# 558530 **DEEDWARR**
01/21/2021 12:30:39 PM 2 pgs
Fees: $13.00 Taxes: $1,942.50

20210121-0009244

THIS INSTRUMENT WAS PREPARED BY
Southland Law Group, PLLC
7101 Executive Center Dr., Suite 151
Brentwood, TN 37027

ADDRESS NEW OWNER AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
Brent W. Neal 1464 Willowbrooke Circle Franklin, Tennessee 37069	New Owner	102-08-0-044.00

For and in consideration of the sum of Ten AND NO/100 Dollars ($10.00), cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we, **Susan Mitchell Miller and husband, Matthew Joseph Miller**, hereinafter called the Grantor(s), have bargained and sold, and by these presents do hereby transfer and convey unto **Brent W. Neal, married**, hereinafter called Grantee(s), his heirs and assigns, that certain tract or parcel of land in Davidson County, TENNESSEE, described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 31 on the plan of Section IV of Horton Heights, of record in Book 1835, Page 129, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Susan Mitchell Miller and husband, Matthew Joseph Miller by Warranty Deed from Charles E. Gilbert, Jr., individually and as Successor Executor of the Estate of Robert Leslie Morris, Jr., and as CO-Executor of the Estate of Charles E. Gilbert, Sr.; and Leslie G. West, individually and as CO-Executor of the Estate of Charles E. Gilbert, Sr., dated 06/15/2011 and recorded 06/17/2011, of record in Instrument 201106170046755, Register's Office for Davidson County, Tennessee.

This conveyance is subject to the taxes for the current year and subsequent years; any and all easements and/or restrictions of record; and all matters shown on the plan of record; all in the said Register's Office.

This is unimproved ☐ improved ☒ property know as: 825 Russleo Drive, Nashville, TN 37209

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 the 20th day of January, 2021.

Susan Mitchell Miller

Matthew Joseph Miller by Susan Mitchell Miller as Attorney-in-Fact

by Susan Mitchell Miller as attorney-in-fact

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned authority, a Notary Public within and for the State and County, appeared Susan Mitchell Miller with whom I am personally aquainted (or proved to me on the basis of satisfactory evidence) and who upon her oath acknowledged herself to be within named bargainor, and that she executed the foregoing instrument of her own free will for the purposes therein set forth.

Witness my hand and official seal, this the 20th of January, 2021.

Notary Public

My Commission Expires: 3/7/2023

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned authority, a Notary Public within and for the State of Tennessee and Williamson County, appeared Susan Mitchell Miller, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who upon her oath acknowledged herself to be the Attorney-In-Fact for Matthew Joseph Miller, the within named bargainor, and that she as such Attorney in Fact being authorized to do so, executed the foregoing instrument for the purposes therein contained by signing the name Matthew Joseph Miller, the bargainor, by the said Susan Mitchell Miller, as Attorney in Fact.

Witness my hand and official seal at office at Brentwood, Tennessee on this the 20th day of January, 2021.

Notary Public

My Commission Expires: 3/7/2023