Davidson County DEEDWARR
Recvd: 03/24/06 13:48 2 pgs
Fees:13.00 Taxes:1591.00

20060324-0034003

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $430,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 23rd day of March, 2006.

Notary Public

MY COMMISSION EXPIRES: September 30, 2009.
(AFFIX SEAL)

MITCHELL A. WATTS STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

THIS INSTRUMENT WAS PREPARED BY
Mitchell A. Watts, Attorney at Law, 2400 Crestmoor Road Suite 102, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP
William J. Neal, Jr.	William J. Neal, Jr.	131-01-0
2527 Hobbs Road	2527 Hobbs Road	GROUP
Nashville, Tennessee 37215	Nashville, Tennessee 37215	PARCEL 050.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of ********** Four Hundred Thirty Thousand Dollars and Zero Cents ($430,000.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, we, William Joseph Neal and wife, Patsy M. Neal, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto William J. Neal, Jr., a single person, hereinafter called the Grantee, his/her heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit.

BEING Lot No. 42 on the Map of B.N. Stammer's Subdivision as of record in Book 1424, page 23, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.

BEING the same property conveyed to William Joseph Neal and wife, Patsy M. Neal, by deed dated July 29, 1966, from Ralph J. Stoudt, Jr. and wife, Barbara Stoudt, of record in Book 4041, page 585, Register's Office for Davidson County, Tennessee.

This conveyance is expressly made subject to reservations, restrictions, easements, covenants and conditions contained in former instruments of record pertaining thereto and to all matters shown on the plan of record and the property taxes for the current year which have been prorated between the parties herein and assumed by the Grantee herein.

This is:

unimproved ☐

improved ☒ property known as 2527 Hobbs Road, Nashville, Tennessee 37215

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, his/her heirs and assigns forever; and we do covenant with the said Grantee 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 Grantee, his/her 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 our hands this 23rd day of March, 2006.

William Joseph Neal

Patsy M. Neal

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

Personally appeared before me, Mitchell A. Watts, a Notary Public in and for said County and State, the within named William Joseph Neal and Patsy M. Neal, the bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 23rd day of March, 2006.

Commission expires: September 30, 2009

Mitchell A. Watts Notary Public

