File Box 8

WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20140006736 DEEDWARR
Recvd: 01/29/14 13:47 2 pgs
Fees:13.00 Taxes:777.00
20140129-0008166

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $210,000.00

x Cheryl Nascimento
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 27th day of January, 2014.

Deanie L. Gregory
Notary Public

MY COMMISSION EXPIRES: 3-3-2014

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Deanie L. Gregory, Attorney-at-Law
GREATER NASHVILLE TITLE AND
CLOSING COMPANY
200 Madison Street
Madison, TN 37115

DEANIE L. GREGORY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP/PARCEL NUMBER:
Henry Neuhoff, IV and wife, Helen M. Neuhoff	Bank of America, N.A.	083-04-34500
(NAME)	(NAME)	
628 Skyview Drive	6400 Legacy Dr.	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37206	Plano, TX 75024	
(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, CHERYL NASCIMENTO, unmarried, HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO HENRY NEUHOFF, IV AND WIFE, HELEN M. NEUHOFF, 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. 45 on the Map of Rolling Acres, as of record in Book 1130, Page 34, Register's Office for Davidson County, Tennessee to which plan reference is here made for a complete description thereof.

Being the same property conveyed to Cheryl Nascimento, unmarried and Donald Gibbs, married by deed from Gertrude W. Boguskie which deed is dated October 20, 1999 and recorded in Book 11711, Page 991 in the Register's Office for Davidson County, Tennessee. Further being the same property conveyed to Cheryl Nascimento, unmarried, by Quitclaim Deed from Cheryl Nascimento and Donald Gibbs and wife, Deanna Gibbs which Quitclaim Deed is dated November 15, 2006 and recorded as Instrument No. 20070925-0113957 in the Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO PROPERTY TAXES FOR 2014 AND FURTHER SUBJECT TO THOSE MATTERS SET FORTH ON THE MAP OF ROLLING ACRES, OF RECORD IN BOOK 1130, PAGE 34, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

unimproved ☐

This is improved ☑ property, known as 628 Skyview Drive, Nashville, TN 37206
(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 hand this 27th day of January, 2014.

Cheryl Nascimento

Cheryl Nascimento

STATE OF TENNESSEE

COUNTY OF Davidson

On this 27th day of January, 2014, before me a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **Cheryl Nascimento**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) to be the person described in and who executed the foregoing instrument, and acknowledged that she executed the same as her free act and deed.

WITNESS my hand and Notary Seal at office the day and year above written.

My Commission Expires:
March 03, 2014

Deanie L. Gregory

Notary Public, Deanie L. Gregory

Return To:

Greater Nashville Title and Closing Company
200 Madison Street
Madison, TN 37115

