WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20140027347 DEEDWARR
Recvd: 04/22/14 13:19 2 pgs
Fees:13.00 Taxes:647.50
20140422-0033701

STATE OF TENNESSEE
COUNTY OF ROBERTSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $175,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 17th day of April, 2014.

Notary Public

MY COMMISSION EXPIRES: 5-3-16

(AFFIX SEAL)

STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

THIS INSTRUMENT WAS PREPARED BY
Title Escrow of Robertson County, Inc., 215 Highway 76, White House, TN 37188

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Shirley M. Webb	Regions Bank d/b/a Regions Mortgage	Map & Parcel 03305001800
(NAME)	(NAME)	
209 Birdwell Court	2050 Parkway Office Circle	
(ADDRESS)	(ADDRESS)	
Goodlettsville, TN 37072	Birmingham, AL 35244	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, WE, Eric Neumair and Audrea Neumair, husband and wife, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto Shirley M. Webb, an unmarried person, 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:

BEING Lot No. 18, on the Plan of Birdwell Subdivision, of record in Plat Book 8250, Page 409, Register's Office for Davidson County, Tennessee, to which plan reference is here made for a more complete description.

Being the same property conveyed to Lee Smith and wife, Sylvia Smith and Eric Neumair and wife, Andrea Neumair by deed from Southern Classic Builders by deed of record in Instrument 20020509-0057633 and further and further conveyed to Eric Neumair and wife, Sylvia Neumair by deed from Lee Smith and wife, Sylvia Smith of record in Instrument 20121126-0108307, Register's Office, Davidson County, Tennessee.

Audrea Neumair and Andrea Neumair are one in the same person.

This is the same description as in previous deed of record.

This conveyance is subject to restrictions of record in Book 9597, Page 289 and in Book 10655, Page 576, said Register's Office.

This conveyance is subject to Deed of Conveyance of record in Book 9207, Page 487, said Register's Office.

This conveyance is subject to Deed of Conveyance of record in Book 11030, Page 885, said Register's Office.

This conveyance is subject to Deed of Conveyance of record in Book 11030, Page 919, said Register's Office.

Subject to any and all matters and notes on plat of record in Book 8250, Page 409, Register's Office, Davidson County, Tennessee.

unimproved ☐

This is improved ☑ property, known as 209 Birdwell Court, Goodlettsville, TN 37072

(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 our hands this 17th day of April, 2014.

Eric Neumair

Audrea Neumair

STATE OF TENNESSEE

COUNTY OF ROBERTSON

On this 17th day of April, 2014, before me a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **Eric Neumair and Audrea Neumair**, 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 they executed the same as their free act and deed.

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

FRANKIE A. MATTHEWS STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON

My Commission Expires:

5-3-16

Notary Public,