BILL GARRETT, Davidson County
Trans:T20140063925 DEEDWARR
Recvd: 08/28/14 11:00 2 pgs
Fees:13.00 Taxes:795.50
20140828-0078651

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is ~~215~~,000.00

Affiant

Subscribed and sworn to before me, this 25th day of August, 2014.

Notary Public

My commission expires: 3-01-16

MARY ANNE HARDAWAY
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

THIS INSTRUMENT WAS PREPARED BY
SIGNATURE TITLE SERVICES, LLC
4711 TROUSDALE DRIVE, STE 120
NASHVILLE, TN 37220

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
BILLY A. NEILL **NANCY VIENNEAU SHORT**	**NEW OWNER**	**10501062500**
936 ARCHER STREET		
NASHVILLE, TN 37203		

FOR AND IN 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 ACKNOWLEDGE, WE,

MICHAEL NEUMAN and wife, CARA NEUMAN (1/3 INTEREST) AND and VICTOR PANDZIK (1/3 INTEREST) and BRYAN MCGEE and wife, KENDRA MCGEE (1/3 INTEREST)

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

BILLY A. NEILL, UNMARRIED AND NANCY VIENNEAU SHORT, UNMARRIED, FULL RIGHTS OF SURVIVORSHIP

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:

ALL THAT PARCEL OF LAND IN NASHVILLE, DAVIDSON COUNTY, STATE OF TENNESSEE, AS MORE FULLY DESCRIBED IN DEED BOOK 8384, PAGE 129, ID # 105.01-625, BEING KNOWN AND DESIGNATED AS LOT 3, NEW HOPE, FILED IN PLAT BOOK 6900, PAGE 996, RECORDED 10/18/1989, BY FEE SIMPLE DEED FROM NASHVILLE RESOURCE FOUNDATION, INC. AS SET FORTH IN BOOK 8384 PAGE 129 DATED 06/24/1991 AND RECORDED 06/26/1991, DAVIDSON COUNTY RECORDS, STATE OF TENNESSEE.

BEING THE SAME PROPERTY CONVEYED TO MICHAEL NEUMAN and wife, CARA NEUMAN (1/3 INTEREST) AND and VICTOR PANDZIK (1/3 INTEREST) and BRYAN MCGEE and wife, KENDRA MCGEE (1/3 INTEREST), BY WARRANTY DEED FROM THE ESTATE OF ROY M. WALLACE AND JAVERRI WALLACE, DATED 08/18/2014 AND RECORDED ON 08/12/2014 IN INSTRUMENT NUMBER 20140812-0072607, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

ALSO BEING THE SAME PROPERTY CONVEYED TO ROY M. WALLACE AND JAVERRI WALLACE, TENANTS IN COMMON BY QUITCLAIM DEED FROM ROY M. WALLACE, A MARRIED MAN, DATED 08/25/2006 AND RECORDED ON 09/28/2006 IN INSTRUMENT NUMBER 20060928-0119804, SAID REGISTER'S OFFICE.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

BM (VP) CN MN KM

All easements, restrictive covenants and conditions, and other matters of record, including items set out on any applicable plat of record.

This is improved (__X__) unimproved (_____) property known as 936 ARCHER STREET, NASHVILLE, TN 37203.

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 in 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 25th day of August, 2014.

MICHAEL NEUMAN

CARA NEUMAN

VICTOR PANDZIK

BRYAN MCGEE

KENDRA MCGEE

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, a Notary Public of said County and State, MICHAEL NEUMAN and CARA NEUMAN, VICTOR PANDZIK and BRYAN MCGEE, and KENDRA MCGEE, the within named Grantor(s), with whom I am personally acquainted (or proved 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, at office, this 25th day of August, 2014.

Notary Public

My Commission Expires: 3-01-16

MARY ANNE HARDAWAY
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY