THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **1620 Westgate Circle, Ste 150** **Brentwood, TN 37027** **CRT File No. 14112452**	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: ~~$305,000.00~~. ~~Affiant~~ Subscribed and sworn to before me, this 22nd day of December, 2014. Notary Public My Commission Expires: 3/4/15

KIMBRA SPANN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

BILL GARRETT, Davidson County
Trans:T20140096755 DEEDWARR
Recvd: 12/29/14 10:28 2 pgs
Fees:13.00 Taxes:1128.50
20141229-0118296

WARRANTY DEED

Address New Owner: Drexel Robert Neumann 1108 Davidson Rd Nashville TN 37205	Send Tax Bills To: Branch Banking and Trust 301 College Street Greenville, SC 29601	Tax Information: Tax Parcel ID No. 115-02-0-045.00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Patricia Rebecca Pergler, and Nancy Katherine Lindsey, individually and as Co-Executrixes for The Estate of Gladys R. Tatum,** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Drexel Robert Neumann, a married man,** ("Grantee"), his successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot No. 47 on the Plan of Crest Meade Section II of record in Plat Book 2331, Pages 151 and 152, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Said Lot No. 47 fronts 122 feet on the Northerly side of Davidson Road and runs back between lines, 298.5 feet on the Easterly line and 316.5 feet on the Westerly line to a dead line in the rear which is a broken line, measuring 195.2 feet thereon.

Being the same property conveyed to Gladys R. Tatum by QuitClaim deed from Gladys R. Tatum a/k/a Gladys S. Tatum of record in Instrument No. 20080909-0092102 Register's Office for Davidson County, Tennessee, dated July 7, 2008 and recorded on September 09, 2008.

The said Gladys R. Tatum now being deceased on September 22, 2014 in Davidson County Tennessee. The Estate of Gladys R. Tatum is currently being probated in Davidson County Circuit Court, Docket no. 14P-1726.

This property is neither the principal residence of the Grantors, their spouses, nor any of their dependents.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

Taxes for the year 2015 a lien, not yet due and payable.

Subject to all matters shown on the Plan of record in Plat Book 2331, Page (s) 151 and 152, Register's Office for Davidson County, Tennessee.

Restrictions of record in Book 2602, Page 129, in the Register's Office for Davidson County, Tennessee, but omitting any restriction, if any, based on race, color, religion, sex, handicap, familial status, or national origin unless and only to the extent that the restriction (a) is exempt under Title 42 of the United States Code, or (b) relates to handicap but does not discriminate against handicapped persons.

This is improved property located at 1108 Davidson Rd Nashville TN 37205.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 22nd day of December, 2014.

The Estate of Gladys R. Tatum

BY: Patricia Rebecca Pergler
Patricia Rebecca Pergler, Co-Executrix

Patricia Rebecca Pergler
Patricia Rebecca Pergler

BY: Nancy Katherine Lindsey
Nancy Katherine Lindsey, Co-Executrix

Nancy Katherine Lindsey
Nancy Katherine Lindsey

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Patricia Rebecca Pergler and Nancy Katherine Lindsey, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained and who further acknowledged that they are Co-Executrixes of The Estate of Gladys R. Tatum, the maker or a constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand, at office, this 22nd day of December, 2014.

Notary Public

My Commission Expires: _____

JAMES ALEXANDER
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
MY COMMISSION EXPIRES MARCH 25, 2018

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Patricia Rebecca Pergler and Nancy Katherine Lindsey, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal, this 22nd day of December, 2014.

Notary Public

My Commission Expires: _____

JAMES ALEXANDER
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
MY COMMISSION EXPIRES MARCH 25, 2018