BILL GARRETT, Davidson County
Trans:T20150054822 DEEDWARR
Recvd: 07/07/15 15:38 2 pgs
Fees:13.00 Taxes:592.00
20150707-0065883

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $160,000.00.

Carla R. W. Dodd
AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 2ND DAY OF JULY, 2015.

NOTARY PUBLIC
My Commission Expires: 8-22-2016

ANNE MARIE CHANDLER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires August 23, 2016

THIS INSTRUMENT PREPARED BY:
R. Kirkland Moser, Attorney, 201 4th Avenue North, Ste 150, Nashville, TN 37219

NAME & ADDRESS OF PROPERTY OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBERS:
Brian Neal and Anna Neal 2606 Neldia Court Nashville, TN 37206	BRIAN NEAL & ANNA NEAL 1309 ORDWAY PLACE NASHVILLE, TN 37206	072-14-0-023.00

Warranty Deed

For and in Consideration of the sum of $1.00 cash in hand paid by the hereinafter named grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, we

VIVIAN LYNN CHAPMAN

hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto

BRIAN NEAL AND ANNIE NEAL, HUSBAND AND WIFE

hereinafter called the GRANTEES, their heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to wit:

Land in Davidson County, Tennessee, being Lot(s) 3, as shown on the map entitled Neldia Heights, of record in Plat Book 2663, page 47, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Carles Warren (also known as Charles Warren) and wife, Betty Warren, by deed from Minna Simpson and Mary Evelyn Davis, of record in Book 5167, page 340, dated March 27, 1974, said Register's Office. The said Charles Warren having since died, leaving the said Betty Warren as the surviving tenant by the entirety. The said Betty Warren having since died on or about December 22, 2014. The subject property passed to Wanda Robertson, James A. Warren, Charles E. Warren, Jr., Vivian Lynn Chapman and Jill Annette

Warren as evidenced by that certain Affidavit of Heirship of record as Instrument No. 20150707-0065878 said Register's Office. The said Wanda Robertson has further conveyed her interest to Vivian Lynn Chapman by deed of record as Instrument No. 20150707-0065882, said Register's Office. The said James A. Warren has further conveyed his interest to Vivian Lynn Chapman by deed of record as Instrument No. 20150707-0065881, said Register's Office. The said Charles E. Warren, Jr. as further conveyed his interest to Vivian Lynn Chapman by deed of record as Instrument No. 20150707-0065879, said Register's Office. The said Jill Annette Warren has further conveyed her interest to Vivian Lynn Chapman by deed of record as Instrument No. 20150707-0065880, said Register's Office.

THE PROPERTY HEREIN BEING CONVEYED IS NOT THE RESIDENCE OF THE GRANTOR, HER SPOUSE OR DEPENDENTS.

This improved property is known as 2606 Neldia Court, Nashville, TN 37206.

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. We do covenant with 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, except for those matters appearing of record and real property taxes. We do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the 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 2 day of July, 2015.

Vivian Lynn Chapman

Vivian Lynn Chapman

State of Tennessee)
County of Davidson)

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, Vivian Lynn Chapman, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office, this 2 day of July, 2015.

Brandy Gomaz

Notary Public

My commission expires: 9/11/17

BRANDY GOMAZ
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY