Prepared By & Return To:
Tennessee Title Services, LLC
6 Cadillac Drive, Suite 100
Brentwood, TN 37027
15-1385

BILL GARRETT, Davidson County
Trans:T20150094507 DEEDWARR
Recvd: 11/05/15 13:39 2 pgs
Fees:13.00 Taxes:240.50
20151105-0112915

STATE OF ~~TENNESSEE~~ Kentucky
COUNTY OF Jefferson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $65,000.00

Juanita Dever
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 28th day of October, 2015

Notary Public
Commission Expires: 9-28-20

Address of New Owner	Send Tax Bills To:	Map & Parcel
Michael J. Neuman 1820 Dahlia Drive Nashville, TN 37210	Fifth Third Mortgage Company 5050 Kingsley Drive, MDMOB25 Cincinnati, OH 45239	094-08-0-006.00

WARRANTY DEED

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 ACKNOWLEDGED, I/WE,

Juanita Dever, heir at law of Mark L. Dever

HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Michael J. Neuman and Cara Neuman, husband and wife

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. 12 on the Plan of Dahlia Gardens, Section Two, of record in Book 2900, Page 82, 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 Mark L. Dever, a single person, by Warranty Deed from Calgary Venture, a Joint Venture, dated 7/29/91 and recorded 7/30/91 in Book 8408, Page 118, Register's Office for Davidson County, Tennessee. The said Mark L. Dever having since died, intestate, on June 8, 2015. Pursuant to Order in the Seventh Circuit Court for the Twentieth Judicial District Sitting In Nashville Tennessee Probate Division (No. 15P1224), Karen Stivers was appointed as Administrator of the Estate of Mark Dever. Said Order also stated that Juanita Dever, mother of Mark L. Dever, is the heir-at-law of the deceased.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

The foregoing legal description is the same as contained in the resource of title shown above.

This is improved property known as: 1820 Dahlia Drive, Nashville, TN 37210.

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 so 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 uses, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Dated this the 28th day of October, 2015.

Juanita Dever

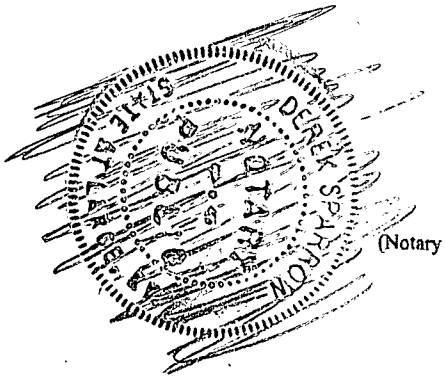
Juanita Dever, heir at law

STATE OF ~~TENNESSEE~~ Kentucky
COUNTY OF Jefferson.

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Juanita Dever 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 and official seal at Louisville Kentucky, ~~Tennessee~~ this 28th day of October, 2015.

Notary Public
My Commission Expires: 9-28-2018



(Notary Seal)