BILL GARRETT, Davidson County
Trans: T20160032299 DEEDWARR
Recvd: 04/20/16 09:20 2 pgs
Fees: 13.00 Taxes: 861.73
20160420-0038116

DEBORAH J. COHEN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$232,900.00**

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 18th DAY OF APRIL, 2016.

Notary Public

MY COMMISSION EXPIRES: **NOVEMBER 5, 2018**

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
COHEN & COHEN, ATTORNEYS AT LAW, 4908 CHARLOTTE AVENUE, NASHVILLE, TN 37209

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
DAVID R. PROFFITT, ET UX	**FARMINGTON MORTGAGE**	**161-11-0F-018.00-CO**
(NAME) **5750 AMALIE DRIVE**	(NAME) **2002 RICHARD JONES ROAD, STE. 300A**	
(ADDRESS) **NASHVILLE, TN 37211**	(ADDRESS) **NASHVILLE, TN 37215**	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

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, **WE, JAMES P. NEUMAIER AND WIFE, HOLLY NEUMAIER,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **DAVID R. PROFFITT AND DANA M. PROFFITT, 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 Unit No. 18 on the Plat of Townhomes of Brentwood, of record in Book 9700, page 990, 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 Holly Conway, unmarried from J.D. Eatherly d/b/a Eatherly Properties, by deed dated March 28, 2001, of record in Instrument No. 20010404-0033001, said Register's Office. Being further conveyed to James P. Neumaier to create a tenancy by the entireties, from Holly Neumaier (f/k/a Holly Conway) by deed dated December 20, 2007, of record in Instrument No. 20080107-0001537, said Register's Office.

This conveyance is subject to matters shown on the Plan of record in Book 9700, page 990; Charter of record in Book 11629, page 845; Restrictions of record in Book 11629, page 850, Instrument No. 20000215-0015324, Instrument No. 20010626-0067542, and Instrument No. 20020205-0015877; Easements of record in Instrument No. 20131209-0124881; and any and all other easements, restrictions, and conditions of which may affect said property in the Register's Office for Davidson County, Tennessee.

unimproved ( )
This is improved(X) property, known as **5750 AMALIE DRIVE, NASHVILLE, TN 37211**
(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 18th day of April, 2016.

JAMES P. NEUMAIER

HOLLY P. NEUMAIER

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **James P. Neumaier and wife, Holly P. Neumaier,** the bargainors, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office this 18th day of April, 2016.

My commission expires: **November 5, 2018**

Notary Public

COUNTY OF DAVIDSON
DEBORAH J. COHEN
STATE OF TENNESSEE NOTARY PUBLIC