| ADDRESS NEW OWNER | MAP-PARCEL NUMBERS: | SEND TAX BILLS TO: |
|---|---|---|
| **Joy P. and Chase G. Neely**<br>**1905 Warfield Drive**<br>**Nashville, TN 37215** | 131-03-1Q-002.00 | Same |

**THIS INSTRUMENT PREPARED BY:**
**Chase G. Neely, Attorney at Law**
**1905 Warfield Drive**
**Nashville, Tennessee 37215**

BILL GARRETT, Davidson County
Trans:T20160070265 DEEDQC
Recvd: 08/15/16 08:07 3 pgs
Fees:17.00 Taxes:0.00
20160815-0084404

# QUITCLAIM DEED

FOR AND IN CONSIDERATION OF the sum of One Dollar ($1.00), cash in hand paid, the receipt and sufficiency of which is hereby acknowledged, **JOHN W. PERSHALL** ("Grantor"), by these presents does hereby sell, assign, and quitclaim to the **JOY P. AND CHASE G. NEELY** ("Grantee"), and its successors and assigns, an undivided fee simple interest in all of Grantor's right, title, and interest in and to certain land in Davidson County, Tennessee, being more particularly described in Exhibit A, which is attached hereto and incorporated herein by reference (the "Property").

This is improved Property known as 1905 Warfield Drive, Nashville, TN 37215.

The Property is conveyed expressly subject to all limitations, restrictions, and encumbrances as may affect the Property.

STATE OF TEXAS
COUNTY OF BELL

The actual consideration for this transfer is $1.00.

JOHN W. PERSHALL, Affiant

Subscribed and sworn to before me this 9th day of August, 2016.

Notary Public

My Commission Expires:

3/18/2017

ROBERT SHAWN RHODES
Notary Public, State of Texas
My Commission Expires
March 18, 2017

IN WITNESS WHEREOF, the Grantor has executed this Deed as of this 9th day of August, 2016.

GRANTOR:

JOHN W. PERSHALL

STATE OF TEXAS)
COUNTY OF BELL)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named John W. Pershall, the within named bargainor, with whom I am personally acquainted (or whose identity was proved to me on the basis of satisfactory evidence) and who upon oath acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand and seal at office in Temple, Texas; on this the 9th day of August, 2016.

Notary Public

My Commission Expires:

3/18/2017

ROBERT SHAWN RHODES
Notary Public, State of Texas
My Commission Expires
March 18, 2017

EXHIBIT A

## LEGAL DESCRIPTION

All that tract of land known as 1905 Warfield Drive, Nashville, TN 37215, as recorded in the Davidson County Register of Deeds Office, 20141010-0094388 instrument number, together with all fixtures, landscaping, improvements, and appurtenances.

**Land in Davidson County, Tennessee, being Unit B of 1903 and 1905 Warfield Cottages, a Horizontal Property Regime with Private Elements located at Nashville, Davidson County, Tennessee, and described in a Declaration of Covenants, Conditions and Restrictions for 1903 and 1905 Warfield Cottages, a Horizontal Property Regime with Private Elements, of record as Instrument No. 20141103-0101454 and as Amended in Instrument No. 20141110-0103749, Register's Office for Davidson County, Tennessee, to which reference is hereby made. The easements, restrictive covenants, conditions and regulations imposed upon and relating to the units, property, co-owners and tenants of 1903 and 1905 Warfield Cottages, a Horizontal Property Regime with Private Elements, contained in said Declaration, the plat filed as Exhibit "B" to said Declaration appearing in Instrument No. 20141103-0101454 and as Amended in Instrument No. 20141110-0103749, and Bylaws appended thereto as Exhibit "C", said Register's Office, are incorporated hereby reference and made a part hereof the same as though copied herein for a more complete identification and description of said Unit.**

Source of Title:
20160802-0079689