This Instrument Prepared By:
Brentwood Title & Escrow, LLC.
320 Seven Springs Way, Suite 150
Brentwood, TN 37027
BW16459

Davidson County DEEDWARR
Recvd: 08/26/16 09:31 3 pgs
Fees:18.00 Taxes:906.50
20160826-0089394

Send Tax Bills To:

Owner at Property Address

New Owner is:
Alex Brogan DeJoy
2502 Neldia Court
Nashville, TN 37206

MAP: 072-14-0A

PARCEL: 002.00 CO

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which is hereby acknowledged, **Neldia Trust, dated October 19, 2015, Sarah Mitchell, Trustee**, hereinafter referred to as Grantor, has bargained and sold, and by these presents do transfer and convey unto the said **Alex Brogan DeJoy**,* hereinafter referred to as Grantee, his heirs and assigns, certain tracts or parcels of land in **Davidson** County, State of Tennessee, more particularly described as follows, to-wit:

Improved Property Commonly Known As: **2502 Neldia Court, Nashville, TN 37206**

A certain tract or parcel of land located in Davidson County, Tennessee, described as follows to-wit:

LAND in Davidson County, Tennessee, being Unit No. B, The Cottages of Cahal, a horizontal property regime, created under Title 66, Section 27-101, et seq., as amended, Tennessee Code Annotated, and as established by a Master Deed for The Cottages of Cahal of record in Instrument No. 20141209-0112573, of record in the Register's Office for Davidson County, Tennessee, including without limitation the By-Laws appended thereto, together with the undivided percentage interest in the Common Elements appurtenant to said Unit, as set forth in said Master Deed. Reference is hereby made to the Plan of The Cottages of Cahal, as shown on Exhibit "B" to the Master Deed, of record in Instrument No. 20141209-0112573, said Register's Office, for a more complete identification and description of such Unit.

Being the same property conveyed to Neldia Trust, dated October 19, 2015, Sarah Mitchell, her successor or successors in interest, as Trustee, by Quitclaim Deed from Amy Karen Ballou, dated 10/19/15 and recorded 11/17/15 in Instrument No. 20151117-0116413; and being the same property previously conveyed to Amy Karen Ballou, by Warranty Deed from The Twin Team, LLC, dated 4/3/15 and recorded 4/9/15 in Instrument No. 20150409-0031182, in the Register's Office of Davidson County, Tennessee.

SM

Sellers Initials

TO HAVE AND TO HOLD the said tracts or parcels of land with the appurtenances, estate, title and interest thereto belonging to the said Grantee, his heirs and assigns, forever.

The Grantor does covenant with the said Grantee that the Grantor is lawfully seized and possessed of said tracts and parcels of land in fee simple, and have a good right to convey same and that same is unencumbered, except for the taxes for the current year and which have been prorated

* Also known as Alex DeJoy, unmarried woman

and assumed by the Grantee.

The Grantor does further covenant and bind themselves and their heirs and representatives to warrant and forever defend the title to the said tracts or parcels of land to the said Grantee, his heirs and assigns against the lawful claims of all persons whomsoever.

WITNESS our hands this 19 day of August, 2016.

GRANTOR(S):
NELDIA TRUST DATED OCTOBER 19, 2015

SARAH MITCHELL, TRUSTEE

ACKNOWLEDGEMENT

STATE OF Nevada)
COUNTY OF Clark)

Before me, the undersigned, a Notary Public in and for said County and State aforesaid, personally appeared, **Sarah Mitchell,** with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who upon her oath acknowledged herself to be the **Trustee** of the **Neldia Trust dated October 19, 2015,** the within named bargainor, and that she as such **Trustee**, executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal on this the 19 day of August, 2016.

CECELIA CHAMBERS
NOTARY PUBLIC
STATE OF NEVADA
My Commission Expires: 02-25-2020
Certificate No: 16-1727-1

NOTARY PUBLIC
My commission expires: 2-25-2020

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is **$245,000.00**.

AFFIANT

SWORN TO and subscribed before me this 19 day of August, 2016.

ASHLEE D. PAGE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

NOTARY PUBLIC
My commission expires: 9-1018

Acknowledgement

State of Nevada)
)ss.
County of Clark)

On the 19th day of August, 2016, before me, Cecelia Chambers, NOTARY PUBLIC, personally appeared, Sarah Mitchell, personally known to me (or proved to me on the basis of satisfactory evidence) to be the persons whose names are subscribed to the within instrument and acknowledged to me that they executed the same in their authorized capacity, and that by their signatures on the instrument the persons, or the entity upon behalf of which the person acted, executed the instrument.

WITNESS my hand and official seal.

Signature of Notary
My Commission Expires: 2-25-2020

CECELIA CHAMBERS
NOTARY PUBLIC
STATE OF NEVADA
My Commission Expires: 02-25-2020
Certificate No: 16-1727-1

Certificate of Authenticity

I, Ashlee D Page, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Ashlee D Page
Signature

State of Tennessee
County of Davidson

Personally appeared before me, Venikkia Cunningham, a notary public for this county and state, Ashlee D. Page, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 9/25/19

VENIKKIA CUNNINGHAM
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
MY COMMISSION EXPIRES 9-25-2019