Prepared by:
Tennessee Title & Escrow Affiliates, LLC
7105 Crossroads Blvd, Suite 101
Brentwood, TN 37027

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $345,000.00

Affiant

Subscribed and sworn to before me, this 14th day of July, 2017.

Notary Public
My commission expires: _____

J ANDERSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES SEPTEMBER 10, 2018

Address of New Owner:	Send Tax Bills to:	Tax Information
Drexel Neumann		115-07-0-070.00
742 West Meade Drive	new owner	
Nashville, TN 37205		

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, **Ralph D. Erickson and wife, Betty Jean S. Erickson,** hereinafter referred to as Grantor(s), have bargained and sold, and do hereby transfer and convey to Drexel Neumann and wife, Serena Neumann, as to a one-half (1/2) interest and Laura Neumann, unmarried, as to a one half (1/2) interest, all with rights of survivorship, hereinafter called the Grantee(s), their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 6 on the Plan of Section 1, West Meade Addition, as of record in Book 2330, Page 114, Register's Office for Davidson County, Tennessee.

Said Lot No. 6 fronts 139.3 feet on the northerly side of West Meade Drive and runs back 372.5 feet on the westerly line and 297 feet on the easterly line to a dead line in the rear on which it measures 157.8 feet.

Being the same property conveyed to Ralph D. Erickson and wife, Betty Jean S. Erickson by Warranty Deed from Thomas W. Barnes and wife, Madeline C. Barnes, dated March 7, 1959 of record in Book 2879, Page 577, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to the real estate taxes for the current year, which have been prorated and assumed by Grantee, and such liens, limitations, restrictions, and easements as may affect the premises.

This property is improved property known as **742 West Meade Drive, Nashville, TN 37205.**

This conveyance is made subject to the following: (1) All matters appearing on the Plan of record in Book 2330, Page 114; (2) This conveyance is made subject to a ten-foot easement for public utilities along the northerly line of premises, 60-foot building setback line from West Meade Drive, and conditions of owners certificate, as shown on plan of record in Book 2330, Page 114, as cited on the Warranty Deed of record in Book 2879, Page 577; of record in the Register's Office for Davidson County, Tennessee.

BILL GARRETT, Davidson County
Trans:T20170062000 DEEDWARR
Recvd: 07/20/17 09:45 2 pgs
Fees:13.00 Taxes:1276.50
20170720-0073149

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee(s), their heirs and assigns, forever. Grantors covenant with Grantee(s) that Grantor(s) are lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantor(s) do further covenant and bind themselves, their heirs, assigns and representatives, to warrant and forever defend the title to said land to said Grantee(s), 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 my hand this the 14th day of July, 2017.

Ralph D. Erickson, by Ellen Kathleen Bullock, his
Attorney in fact

Betty Jean S. Erickson, by Ellen Kathleen Bullock, her
Attorney in fact

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named, **Ellen Kathleen Bullock,** with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who acknowledged that she executed the foregoing instrument for the purposes therein contained as the free act and deed of the said **Ralph D. Erickson,** and for the purposes therein contained by virtue of Power-of-Attorney duly executed by the said **Ralph D. Erickson,** and appearing of record in Instrument No. 20170717007156 8, of the Register's Office of Davidson County, Tennessee.

Witness my hand and official seal at Brentwood, Tennessee, this the 14th day of July, 2017.

Notary Public

ANNETTE BELYEA
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

My Commission expires: 9.19.18

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named, **Ellen Kathleen Bullock,** with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who acknowledged that she executed the foregoing instrument for the purposes therein contained as the free act and deed of the said **Betty Jean S. Erickson,** and for the purposes therein contained by virtue of Power-of-Attorney duly executed by the said **Betty Jean S. Erickson,** and appearing of record in Instrument No. 20170717007156 9, of the Register's Office of Davidson County, Tennessee.

Witness my hand and official seal at Brentwood, Tennessee, this the 14th day of July, 2017.

Notary Public

ANNETTE BELYEA
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

My Commission expires: 9.19.18
FILE NO: 2017065297