PREPARED BY (~~AND RETURN TO~~):

Wilkins & Ivey, Attys.

Attorneys at Law
Woodmont Centre, Suite 100
104 Woodmont Blvd.
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Email

Christy Wilkins Ivey

Percy Wilkins, Jr. (1933-2017)

Bill Garrett Davidson County
Batch# 50762 DEEDWARR
01/24/2018 10:47:22 AM 4 pgs
Fees: $23.00 Taxes: $6,845.00
20180124-0007306

W & I Ref: (DM) Title No.: 59394
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	**RESPONSIBLE FOR TAX PAYMENT:**
Shannon B. Terry Falon Terry 717 Westview Ave. Nashville, TN 37205	New owner

TAX MAP PARCEL NUMBERS: 13007001600

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$1,850,000.00**, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Linden Ann Neff Mamer as Co-Trustee of the Joan L. Neff Irrevocable Trust, dated May 1, 2015 and Douglas C. Neff as Co-Trustee of the Joan L. Neff Irrevocable Trust, dated May 1, 2015**, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Shannon B. Terry and Falon Terry, husband and wife,** hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

Land in Davidson County, Tennessee, being the south part of Lot No. 196 and the north part of Lot No. 197 on the Map of Royal Oaks Land Company's Plan of Lots, of record in Book 421, page 103, Register's Office for said County, being Tract "A" on the Map of Davis Re-subdivision of certain lots, of record in Book 2330, page 98, said Register's Office; and described according to a survey made by Hal R. Swann, Jr., November 4, 1968 as follows:

Said parts of said lots front 186.45 feet on the westerly side of Westview Avenue and run back between lines, 404.39 feet on the northerly line and 405.85 feet on the southerly line, which is a broken line, to a dead line in the rear on which it measures 155.85 feet.

Being the same property conveyed to John C. Neff and wife , Joan L. Neff by Warranty Deed from Robert Chalfont and wife, Elizabeth R. Chalfont, dated November 11, 1968 and recorded on November 12, 1968 of record in Book 4285, page 341, Register's Office for Davidson County, Tennessee. By Quitclaim Deed of record in Instrument No. 20091113-0104803, said Register's Office, subject property was conveyed to John C. Neff. The said John C. Neff has since died. By Executor's Quitclaim Deed dated August 10, 2010, recorded on August 12, 2010 of record in Instrument No. 20100812-0063843, said Register's Office, subject property was conveyed to Thomas L. Neff, Trustee of the Family Trust Under the Will of John C. Neff, a 67.14% undivided interest and to Thomas L. Neff, Trustee of the Tennessee QTIP Trust Under the Will of John C. Neff, a 32.86% undivided interest. By Notice of Change of Trustee as to Certain Real Estate of record in Instrument No. 20131114-0117576, said Register's Office, Douglas C. Neff was named Successor Trustee of said Trust. Douglas C. Neff as Successor Trustee of the Family Trust under the Will of John C. Neff and as Successor Trustee of the Tennessee QTIP Trust Under the Will of John C. Neff conveyed subject property to Linden Ann Neff Mamer and Douglas C. Neff as Co-Trustees of the Joan L. Neff Irrevocable Trust dated May 1, 2015.

Description Reference: The description is the same as that used in the last deed prior to this transaction.

This conveyance is subject to: Taxes for 2018, and subsequent years; All Matters shown on the Plan, with Owner's Certificate, of record in Book 421, page 103 and Book 2330, page 98, said Register's Office. Property Line Agreement and Cancellation of Easement of record in Book 7322, page 795, said Register's Office.

This is improved property, known as 717 Westview Avenue, Nashville, TN 37205

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, Grantee's heirs or assigns, forever.

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised 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 FURTHER COVENANTS and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS THE EXECUTION HEREOF this 19 day of January, 2018.

Linden Ann Neff Mamer, Co-Trustee

Linden Ann Neff Mamer as Co-Trustee of the Joan L. Neff Irrevocable Trust, dated May 1, 2015

Douglas C. Neff as Co-Trustee of the Joan L. Neff Irrevocable Trust, dated May 1, 2015

State of CALIFORNIA

County of SAN DIEGO

On this 19TH day of JANUARY, 2018, before me the undersigned authority, personally appeared **Linden Ann Neff Mamer, as Co-Trustee of the Joan L. Neff Irrevocable Trust, dated May 1, 2015,** to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

Notary

My Commission Expires: 10/9/2021

FRANK SHIPMAN
Notary Public - California
San Diego County
Commission # 2217548
My Comm. Expires Oct 9, 2021

State of _____

County of _____

On this _____ day of _____, 20___, before me the undersigned authority, personally appeared **Douglas C. Neff, as Co-Trustee of the Joan L. Neff Irrevocable Trust, dated May 1, 2015,** to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

Notary

My Commission Expires: _____

State of Tennessee

County of Davidson

AFFIDAVIT

The undersigned declares under oath that the actual consider or value, whichever is greater, for this transfer is: $1,850,000.00.

Nancy Enoch
Affiant

Sworn and subscribed before me this 22 day of January, 2018.

Notary

My Commission Expires: March 3, 2020

PRISCILLA C. URBANEK
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENNESSEE

GRANTOR FURTHER COVENANTS and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS THE EXECUTION HEREOF this 18 day of January, 2018.

Linden Ann Neff Mamer as Co-Trustee of the Joan L. Neff Irrevocable Trust, dated May 1, 2015	**Douglas C. Neff as Co-Trustee of the Joan L. Neff Irrevocable Trust, dated May 1, 2015**

State of _____

County of _____

On this _____ day of _____, 20____, before me the undersigned authority, personally appeared **Linden Ann Neff Mamer, as Co-Trustee of the Joan L. Neff Irrevocable Trust, dated May 1, 2015,** to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

_____
Notary

My Commission Expires: _____

State of _____

County of _____

On this _____ day of _____, 20____, before me the undersigned authority, personally appeared **Douglas C. Neff, as Co-Trustee of the Joan L. Neff Irrevocable Trust, dated May 1, 2015,** to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

SEE ATTACHED

_____
Notary

My Commission Expires: _____

State of Tennessee

County of Davidson

AFFIDAVIT

The undersigned declares under oath that the actual consider or value, whichever is greater, for this transfer is: $1,850,000.00.

_____
Affiant

Sworn and subscribed before me this _____ day of _____, 20____.

_____
Notary

My Commission Expires: _____

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California)
) SS
County of Orange)

On January 18, 2018, before me, Paula Tharaldson, Notary Public, personally appeared Douglas C. Neff, as Co-Trustee of the Joan L. Neff Irrevocable Trust, dated May 1, 2015, who proved to me on the basis of satisfactory evidence to be the person whose name is subscribed to the within instrument and acknowledged to me that he executed the same in his authorized capacity, and that by his signature on the instrument the person, or the entity upon behalf of which the person acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

Witness my hand and official seal.

Paula Tharaldson
Signature of Notary
Name: Paula Tharaldson
Commission # 2055803
Commission Expires Feb. 21, 2018



(Seal)