Bill Garrett Davidson County
Batch# 70852 DEEDWARR
03/19/2018 02:29:29 PM 2 pgs
Fees: $13.00 Taxes: $1,021.20
20180319-0025801

This instrument prepared by & return to: Providence Title, LLC
25 Century Blvd, Suite 402
Nashville, TN 37214

WARRANTY DEED

THIS INDENTURE made and entered into this 13th day of March, 2018, by and between Mechele Neal, an unmarried woman, party of the first part, and Jeff Cotton Jr. and Tyra Cotton, husband and wife, party of the second part.

WITNESS: That for and in consideration of ten and no/100 Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt of all of which is hereby acknowledged, said party of the first part has bargained and sold and does hereby bargain, sell, convey, and confirm unto said party of the second part the following described real estate, situated and being in the County of Davidson, State of Tennessee, to wit:

Being Lot No. 149 on the Plan of October Woods, Phase III, Section 9, a Planned Unit Development, as of record at Instrument No. 20020916-0112495, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

FOR INFORMATION PURPOSES ONLY: 4524 Red Bark Ct., Antioch, TN

Being all or part of the same property conveyed to Mechele Neal by virtue of that certain Quit Claim Deed dated October 12, 2012, and being of record at Instrument No. 20121119-0106185 in the Register's Office of Davidson County, Tennessee.

Being the same property previously conveyed to Mechele Andree Neal Heidelberg by virtue of Order dated March 10, 2006 at Instrument No. 20080214-0015048 in the said Register's Office.

Being the same property previously conveyed to Mechele Heidelberg and Derick Heidelberg by virtue of Warranty Deed dated December 21, 2004 at Instrument No. 20050111-0004079 in the said Register's Office.

Seller warrants that this was not her primary residence and said property was used for investment purposes only.

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; and I do covenant with the said GRANTEE(S) that I am lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, except for year 2018 Davidson County real property taxes, being a lien not yet due and payable and subject to restrictions of record in book 9840, page 276 and Instrument Number 20020917-0113276 and Charter of record in book 9840, page 259 and Quitclaim to Homeowner Association in Instrument Numbers: 20000425-0041127, 20001109-0111744 and 20071221-0146548, said Register's Office; and I do further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), their heirs and assigns, against the lawful claims of all persons whomsoever.

The word "party" as used herein shall mean "parties" if it refers to more than one person or entity, and pronouns shall be construed according to their proper gender and number according to the context hereof.

WITNESS the signature of the party of the first part the day and year first above written.

Mechele Neal

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me a Notary Public in and for said State and County, duly commissioned and qualified, Mechele Neal with whom I am personally acquainted, or proved to me to be on the basis of satisfactory proof, and who acknowledged that he/she/they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal at office this 13th day of March, 2018.

Notary Public

VENIKKIA BRANCH STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

My Commission Expires: 9/25/18

Property Owner & Address: Jeff Cotton Jr.

Tax Parcel No 183050A34900CO

Property Address: 4524 Red Bark Ct.
Antioch, TN 37013

MAIL TAX
BILLS TO: new owner

STATE OF Tennessee
COUNTY OF Davidson

I, or we, hereby swear or affirm that to the best of Affiant's knowledge, information and belief the actual consideration for this transfer of value of the property transferred, whichever is greater is $276,000.00 which amount is equal to or greater than the amount which the property would command at a fair and voluntary sale.

AFFIANT

SUBSCRIBED AND SWORN TO before me this 13th day of March, 2018.

Notary Public

My Commission Expires: 12/15/21

REBECCA SHUKIS TENNESSEE NOTARY PUBLIC My Comm Exp. 12/15/2021 COUNTY OF WILLIAMSON