**THIS INSTRUMENT PREPARED BY:**
**Chapman & Rosenthal Title, Inc.**
**2002 Richard Jones Rd, Ste 203A**
**Nashville, TN 37215**

**CRT File No. 180215126**

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

Bill Garrett Davidson County
Batch# 73397 **DEEDWARR**
03/26/2018 11:57:43 AM 2 pgs
Fees: $13.00 Taxes: $1,572.50

20180326-0028139

STATE OF TENNESSEE )
COUNTY OF DAVIDSON )

The actual consideration or value, whichever is greater, for this transfer is: $425,000.00.

Affiant

Subscribed and sworn to before me, this 19th day of March, 2018.

Notary Public
My Commission Expires: _____

# WARRANTY DEED

| Address New Owner: | Send Tax Bills To: | Tax Information: |
|---|---|---|
| Mike Tudor and Elizabeth Tudor | Mike Tudor | Tax Parcel ID No. |
| 742 West Meade Drive | 840 Highland Crest Dr. | 115-07-070.00 |
| Nashville TN 37205-3158 | Nashville, TN 37205 | |

**FOR AND IN CONSIDERATION** of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Drexel Neumann and Serena Neumann, husband and wife and Laura Neumann** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Mike Tudor and Elizabeth Tudor, husband and wife**, ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly 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 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 by Warranty Deed from Ralph D. Erickson and wife, Betty Jean S. Erickson, recorded on the 20th day of July, 2017 in Instrument No. 20170720-0073149 and Warranty Deed to Ralph D. Erickson and wife, Betty Jean S. Erickson from Thomas W. Barnes and wife, Madeline C. Barnes, recorded on the 9th day of March, 1959 in Deed Book 2879, Page 577, in the Register's Office of Davidson County, Tennessee.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

County of Davidson taxes for the year 2018 and thereafter, not yet due and payable.

Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann 67-5-603, et seq.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of SECTION 1, WEST MEADE ADDITION, as recorded in Plat Book 2330, Page(s) 114.

Covenants, Conditions and Restrictions as set forth in Deed recorded in Book 2650, Page 221.

This is improved property located at 742 West Meade Drive Nashville TN 37205-3158

**TO HAVE AND TO HOLD** said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

**IN WITNESS WHEREOF**, Grantor has executed this instrument on this 19th day of March, 2018.

Drexel Neumann

~~BY: Serena Neumann, Attorney-in-Fact~~ KP

Serena Neumann

Laura Neumann

Laura Neumann by Serena Neumann, Attorney-in-Fact

BY: Serena Neumann, Attorney-in-Fact

STATE OF TENNESSEE )
COUNTY OF DAVIDSON )

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Serena Neumann, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained, and who further acknowledged that she is the Attorney-in-fact for ~~Drexel Neumann and~~ Laura Neumann, of the maker or a constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker. KP

Witness my hand, at office, this 19th day of March, 2018.

Notary Public

My Commission Expires: _____

NOTARIAL SEAL
NOTARY PUBLIC
DAVIDSON COUNTY

MY COMMISSION EXPIRES
SEPTEMBER 10, 2018