This instrument prepared by:
Tennessee Nations Title Agency, Inc.
404 BNA Drive, Suite 307
Nashville, Tennessee 37217
615-360-2703
tn-closing@nationstitle.com

Bill Garrett Davidson County
Batch# 91079 DEEDWARR
05/11/2018 11:20:30 AM 3 pgs
Fees: $18.00 Taxes: $814.00
20180511-0045312

State of Tennessee
County of Davidson

The actual consideration or value, whichever is greater for this transfer is: $ 220,000.00

Paige Neeley
Affiant Signature

Subscribed and sworn to before me on this the 10th day of May, 2018.

Notary Public

My Commission expires 3 / 15 / 19

GIB VAN DER HEYDEN STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON

NAME AND ADDRESS OF PROPERTY OWNER:
Paige Neeley
600 American Road
Nashville, TN 37209-1622
SEND TAX BILLS TO:
New Owner
MAP AND PARCEL NUMBER: Tax ID #: 09012012300

WARRANTY DEED

18NT00229

Effective the 10th day of May, 2018 and for and in Consideration of the sum of $1.00 cash in hand paid by the hereinafter named grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged,

TONI KAREN NEELEY AND MELISSA DYANE COX

Hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto

PAIGE NEELEY, AN UNMARRIED WOMAN

Hereinafter called the GRANTEES, their heirs and assigns, a certain tract or parcel of land in **DAVIDSON COUNTY,** Tennessee, described as follows, to wit:

Being Lot No. 67 on the Plan of Charlotte Park, Section I, as of record in Book 2663, Pages 2 through 6, Register's Office of Davidson County, Tennessee, more particularly described as follows:

Beginning at a point in the Northwesterly margin of American Court, common corner of Lots Nos. 67 and 68; thence with the line between said two lots, in a Northwesterly direction, 127.0 feet to a concrete monument, common corner of Lots Nos. 66, 67 and 68; thence with the line between Lots Nos. 66 and 67, in a Southwesterly direction, 125.1 feet to an iron pin in the Northeasterly margin of American Road; thence with said Road, in a Southeasterly direction, 98.0 feet to the beginning of a curve; thence around said curve in a Northeasterly direction, 39.6 feet to a concrete monument in the Northwesterly margin of American Court; thence with the margin of American Court, in a Northeasterly direction, 95.4 feet to an iron pin, the point of beginning.

Being the same property conveyed to Toni Karen Neeley and Melissa Dyane Cox, their heirs and assigns, each receiving a one-half (1/2) undivided interest, as tenants in common, without rights of survivorship, by Quit Claim Deed from Toni Karen Neeley, as Executrix of the Estate of Patricia Ann Lee, deceased, dated 01/27/2018 and recorded 01/31/2018 as Document No. 20180131-0009921, Register's Office for Davidson County, TN.

Being the same property conveyed to W. Thomas Lee, Jr., and wife, Patricia C. Lee, their heirs and assigns, by Installment Deed from Consolidated Developments, Inc., dated 06/05/1957, and recorded 08/28/1957 as Document No. K-2650, Register's Office for Davidson County, TN.

This is an improved property commonly known as 600 American Rd., Nashville, TN 37209.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title, and interest thereto belonging to the said GRANTEES, their heirs and assigns, forever. We do covenant with said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered, expect for those matters appearing of record and real property taxes. We do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the GRANTEES, their heirs and assigns, against all 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 our hands this the 10th day of May, 2018.

Toni Karen Neeley

State of Tennessee
County of Davidson

Personally appeared before me, the undersigned authority, a Notary Public for said County and State, Toni Karen Neeley, the within named bargainer with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that such person executed the within instrument for the purposes therein contained. Witness my hand and official seal at office, this the 10th day of May, 2018.

Notary Public

My commission expires: 3.10.19

GIB VAN DER HEYDEN STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON

Melissa Dyane Cox

State of Tennessee
County of Davidson

Personally appeared before me, the undersigned authority, a Notary Public for said County and State, Melissa Dyane Cox, the within named bargainer with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that such person executed the within instrument for the purposes therein contained. Witness my hand and official seal at office, this the 10th day of May, 2018.

Notary Public

My commission expires: 3.10.19

GIB VAN DER HEYDEN STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON

Certificate of Authenticity

I, Edward A. Cooper, 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.

Signature

State of Tennessee

County of Davidson

Personally appeared before me, Jacqueline G. Brown, a notary public for this county and state, Edward A. Cooper 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: 11-5-18

Notary's Seal (if on paper)

JACQUELINE G. BROWN
NOTARY PUBLIC
STATE OF TENNESSEE
DAVIDSON COUNTY