Bill Garrett Davidson County
Batch# 96685 DEEDWARR
05/24/2018 04:17:30 PM 3 pgs
Fees: $18.00 Taxes: $998.63
20180524-0050070

| WARRANTY DEED | State of Tennessee<br>County of Davidson<br>The actual consideration or value, whichever is greater, for this transfer is **$269,900.00**.<br>Affiant<br>Subscribed and sworn to before me, this the 24th day of May, 2018.<br>Notary Public<br>My commission expires: May 9, 2021<br>(AFFIX SEAL) |
|---|---|

KELLY JEAN MILLER NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY

**THIS INSTRUMENT WAS PREPARED BY**
Attorneys Title Company, Inc.
2927 Berry Hill Drive, Nashville, TN 37204-3126

| Address of New Owner(s) as follows: | Send Tax Bills To: | Map-Parcel Numbers |
|---|---|---|
| **Angela Gail Middlebrook** | Churchill Mtg Corp | **043-05-0-291.00** |
| **418 Anderson Lane** | 761 Old Hickory Blvd #400 | |
| **Madison, TN 37115** | Brentwood, TN 37027 | |

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

**Neuhoff Ventures, LLC, a Tennessee limited liability company**

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

**Angela Gail Middlebrook, a single woman**

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

**LAND in Davidson County, Tennessee, being Lot No. 27, Block "A", on the Plan of Cedarcrest Estates of record in Plat Book 974, Page 15, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.**

**BEING part of the same property conveyed to Neuhoff Ventures, LLC, a Tennessee limited liability company by Warranty Deed dated May 31, 2017, from Jackson Schoos, a single man of record in Instrument No. 20170601-0054303, as corrected by Scrivener's Affidavit dated January 24, 2018, of record in Instrument No. 20180125-0007857, Register's Office for Davidson County, Tennessee. Further being the same property conveyed to Neuhoff Ventures, LLC, a Tennessee limited liability company by Quitclaim Deed dated June 30, 2017, from Neuhoff Ventures, LLC, a Tennessee limited liability company of record in Instrument No. 20170703-0066989, and as corrected by Scrivener's Affidavit dated May 8, 2018, of record in Instrument No. 20180511-0045272, said Register's Office.**

**THE conveyance of the above described parcel of land is subject to the following:**

1) **The Plan of record in Plat Book 974, Page 15, said Register's Office, shows an Owner's Certificate, and is subject to all matters as set forth therein.**

2) **Taxes for the current year which have been prorated and assumed by the Grantee(s) herein and for the subsequent years, not yet due and payable.**

This is improved property, known as **418 Anderson Lane, Madison, TN 37115**

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; and GRANTOR does covenant with the said GRANTEES that it is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same in unencumbered unless otherwise herein set out; and GRANTOR does further covenant and bind itself, its successors and assigns, to warrant and forever defend the title to the said land to the said GRANTEES, 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 its hand by its duly authorized officer this **24th** day of **May, 2018**.

**Neuhoff Ventures, LLC, a Tennessee limited liability company**

By: _____
**Carl A. Neuhoff, Jr., Sole Member**

**STATE OF TENNESSEE )**
**COUNTY OF DAVIDSON )**

Before me, the undersigned, a Notary Public of said County and State, personally appeared **Carl A. Neuhoff, Jr.**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who upon oath acknowledged himself to be the **Sole Member** of **Neuhoff Ventures, LLC, a Tennessee limited liability company**, the within named bargainor, a Tennessee limited liability company, and that he, being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the limited liability company by the said **Carl A. Neuhoff, Jr.** as **Sole Member.**

Witness my hand, at office at Nashville, Tennessee, this **24th** day of **May, 2018.**

_____
**Notary Public**

**My Commission Expires:** 1/17/21

JOHN T. COPE
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY

## True Copy Certification

I, Kelly Jean Biers, 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 Rutherford

Personally appeared before me, Patti Robitaille a notary public for this county and state, Kelly Jean Biers 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: 05/22/2019
Notary' Seal (if on paper)

PATTI ROBITAILLE
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF SUMNER
My Comm. Expires May 22, 2019