File Box 8

PREPARED BY (AND RETURN TO):

Wilkins & Ivey, Attys.

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Christy Wilkins Ivey

Percy Wilkins, Jr. (1933-2017)

Bill Garrett Davidson County
Batch# 123467 **DEEDWARR**
08/01/2018 02:22:30 PM 2 pgs
Fees: $13.00 Taxes: $1,979.50
20180801-0075234

W & I Ref: (DM) Title No.: 60040
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	**RESPONSIBLE FOR TAX PAYMENT:**
Patrick J. Sharbel Mary J. Sharbel 405 Village Hall Plance Nashville, TN 37215	NEW OWNER

TAX MAP PARCEL NUMBERS: 131020M01700CO

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$535,000.00**, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Patricia "Tricia" Neal, Trustee of the Neal Family Trust dated April 8, 2016**, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Patrick J. Sharbel and Mary J. Sharbel** 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:**

A Condominium Apartment in Davidson County, Tennessee, being Unit No. 2156 of Village Hall (also known as 405 Village Hall Place), a horizontal property regime pursuant to the Tennessee Horizontal Property Act. as shown on Exhibit "B" to the Master Deed of record in Instrument No. 20050510-0052650, amended in Instrument No. 20060601-0064170, Register's Office for said County, to which source reference is hereby made for amore complete details of description, together with the said Apartment's appurtenant undivided interest in the general and limited common elements of the Condominium.

Being the same property conveyed to William J. Neal and wife Patsy M. Neal by Warranty Deed from Haury and Smith Contractors, Inc, dated May 31, 2006 and recorded on June 1, 2006 of record in Instrument No. 20060601-0064171, Register's Office for Davidson County, Tennessee. By Quitclaim Deed dated May 6, 2016, recorded on May 16, 2016 of record in Instrument No. 20160516-0048749, said Register's Office, corrected by Scrivener's Error Affidavit of record in Instrument No. 20160607-0057295, said Register's Office, subject property was conveyed to Patricia "Tricia" Neal, Trustee of the Neal Family Trust, dated April 8, 2016.

Description Reference: Described from information contained in recorded condominium documents.

This conveyance is subject to: Taxes for 2018, and subsequent years; The Plan, with Owner's Certificate, of record in Exhibit "B" to the Master Deed of record in Instrument No. 20050510-0052650 , amended in Instrument No. 20060601-0064170, said Register's Office, which Plan shows minimum building set back lines and easements to which Plan reference is hereby made for a more complete description. Possible burial vault in a pile of dressed stones at the northerly portion of said lot. Easement for sanitary sewers and/or storm drainage, water mains, pumps and appurtenances to The Metropolitan Government of Nashville and Davidson County of record in Instrument No. 20140630-0057247, said Register's Office. Boundary Plat of Village Hall of record in Instrument No. 20041001-0118509, said Register's Office. A 30 x 40 foot Bell South Easement of record in Book 11740, page 614, said Register's Office. Stormwater Detention Agreement of record in Instrument No. 20040720-0086493, said Register's Office. The provisions of the condominium Master Deed of record in Instrument No. 20050510-0052650, amended in, Instrument No. 20060601-0064170, Instrument No. 20091016-0096028, Instrument No. 20141202-0110599, Instrument No. 20170324-0028758, and amendment to By Laws in Instrument No. 20130422-0039977, Instrument No. 20131204-0123748, Instrument No. 20170324-0028757, said Register's Office, which submits said property to a Horizontal Property Regime pursuant to the provisions of the Tennessee Horizontal Property Act and sets forth restrictions, assessment, liens and other matters.

This is improved property, known as 405 Village Hall Place, Nashville, TN 37215

File Bag 8

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 1st day of August, 2018.

Patricia "Tricia" Neal, Trustee

Patricia "Tricia" Neal, Trustee of the Neal Family Trust dated April 8, 2016

State of Tennessee

County of Davidson

On this 1st day of August, 2018, before me the undersigned authority, personally appeared Patricia "Tricia" Neal, Trustee of the Neal Family Trust dated April 8, 2016, 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.

My Commission Expires: CHRISTY W. IVEY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES 1-8-2019

Notary

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: $535,000.00.

Affiant

Sworn and subscribed before me this 1st day of August, 2018.

My Commission Expires: DEBBIE MANN STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY MY COMMISSION EXPIRES OCTOBER 19, 2018

Notary