Return to: DLO Title, LLC
101 SE Parkway Court, Ste 220
Franklin, TN 37064-3982

WARRANTY DEED

Bill Garrett Davidson County
Batch# 129774 DEEDWARR
08/16/2018 11:12:21 AM 2 pgs
Fees: $13.00 Taxes: $4,445.55

20180816-0081270

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $1,201,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 15th DAY OF August, 2018.

E. Mannix
Notary Public

MY COMMISSION EXPIRES: 1-8-2019

(AFFIX SEAL)

E. MANNIX NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Hardeman & Montgomery, 4301 Hillsboro Pike, Suite 300, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
David R. Neiger and Carol R. Neiger	New Owner	
(NAME)	(NAME)	
1401 Old Hickory Blvd.		159 00 0 156.00
(ADDRESS)	(ADDRESS)	
Brentwood, TN 37027		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, **PHILLIP D. HARDEMAN, JR., EXECUTOR OF THE ESTATE OF PHILLIP D. HARDEMAN, SR.**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **DAVID R. NEIGER AND CAROL R. NEIGER, HUSBAND AND WIFE,** 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. 188 on the plan of River Oaks, Section Two, as of record in Plan 4175, Page 85, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description thereof.

Being the same property conveyed to Phillip Daniel Hardeman, Sr. and wife, Paula K. Hardeman by Warranty Deed from William A. King and wife, Joanne King, recorded on the 7th day of December, 1993 in Deed Book 9177, Page 879, in the Register's Office of Davidson County, Tennessee. Paula K. Hardeman died on September 11, 1996 leaving Phillip Daniel Hardeman, Sr. as sole surviving Tenant by the Entirety. The said Phillip Daniel Hardeman, Sr. aka Phillip D. Hardeman, Sr. died on August 14, 2017 leaving a Last Will and Testament that was probated under Docket No. 17P1461 in the Seventh Circuit Court of Davidson County, Tennessee, Probate Division. Under the aforesaid Will, Phillip D. Hardeman, Jr. was appointed to serve as Executor of the Estate, and the real property, which includes the subject property, was to be administered as part of the Probate Estate subject to the control of the Executor.

This conveyance is subject to all easements, restrictive covenants and conditions, including all items set out on any applicable plat of record.

unimproved _
This is improved x property, known as 1401 Old Hickory Blvd., Brentwood, TN 37027
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 we do covenant with the 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, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, 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 my hand this 15TH day of August, 2018

ESTATE OF PHILLIP D. HARDEMAN, SR.

BY: _____

PHILLIP D. HARDEMAN, JR., EXECUTOR

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned notary public, Phillip D. Hardeman, Jr. with whom I am personally acquainted and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the Executor of the Estate of Phillip D. Hardeman, Sr., and who further acknowledged that he is authorized to execute the within instrument as Executor of said Estate.

Witness my hand and official seal at Nashville, Tennessee this 15 day of August, 2018.

Commission expires:



_____

Notary Public