WARRANTY DEED

SHIRA KING GREY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES SEPTEMBER 7, 2021

State of Tennessee
County of Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $220,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 17th day of August, 2018

Notary Public

MY COMMISSION EXPIRES: _____

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Lehman Title & Escrow, LLC, 1646 Westgate Circle, Suite 102, Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILL TO: NEW OWNER	MAP PARCEL NUMBERS
Laura E. Neumann		09012009400
(NAME)	(NAME)	
6420 Henry Ford Drive		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37209		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Peggy Elliot, Individually and as Administratrix of the Estate of William J. Elliott, Jr.,** Docket number 18P642, Probate Court of Davidson County Tennessee, and being authorized to act in accordinance with the Letters of Administration, hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **Laura E. Neumann, an unmarried 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. 250 on the Plan of Charlotte Park, Section IV, of record in Book 2663, Page 71, Register's Office for said County.

Being the same property conveyed to William J. Elliott, Jr., unmarried by Warranty Deed from Freda Mai Dunne and John B. Hines recorded on February 19, 2004, of record in Instrument No. 20040219-0019181, Register's Office for Davidson County, Tennessee.

The said William J. Elliott Jr. died intestate vesting interest in the subject property to his sole heir, Peggy Elliot as referenced in the Order to Probate the Estate of William J. Elliott Jr., Docket number 18P642, Filed in the Probate Court of Davidson County, Tennessee.

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been prorated and assumed by Grantee; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

unimproved ☐

This is improved ☑ property, known as 6420 Henry Ford Drive, Nashville, TN 37209
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

Bill Garrett Davidson County
Batch# 132503 **DEEDWARR**
08/24/2018 09:11:07 AM 2 pgs
Fees: $13.00 Taxes: $814.00

20180824-0083964

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/our hands this 17th day of August, 2018.

ESTATE OF WILLIAM J. ELLIOTT, JR.

Peggy Elliott

By Peggy Elliott, Administratrix

State of Tennessee
County of Williamson

Personally appeared before me, a notary public in and for the state and county aforementioned, Peggy Elliott with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who, upon oath, acknowledged herself to be Administratrix of Estate of William J. Elliott, Jr. and that she as such executed the foregoing instrument for purposes therein contained, by signing the name of the entity by herself as Administratrix.

WITNESS my hand and seal this 17th day of August, 2018.

Notary Public
My Commission Expires: 11/14/21

File No.: 13177

J. TRENT LEHMAN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON