WARRANTY DEED

Bill Garrett Davidson County
Batch# 135715 DEEDWARR
08/31/2018 04:00:30 PM 3 pgs
Fees: $18.00 Taxes: $1,239.50
20180831-0086822

State of Tennessee
County of Sumner

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $335,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30th day of August, 2018

Notary Public

MY COMMISSION EXPIRES: 2/25/19

(AFFIX SEAL)

AMY CROSS NANCE
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Sumner Title & Escrow, LLC, 131 Indian Lake Blvd, Suite 200, Hendersonville, TN 37075

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Michael Robert Neal Sarah Alexander Neal	Same	141 15 0C 017.00
(NAME)	(NAME)	
6921 River Ridge Dr.		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37221		
(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, We, **Glen W. Terrell and Elizabeth L. Terrell, husband and wife,** hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **Michael Robert Neal and Sarah Alexander Neal, 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. 193 on the Plan of Rolling River Estates, Phase 6, as of record in Book 5800, Page 34, as amended in Book 5959, Page 134, Register's Office for said County.

Said Lot No. 193, which is a corner lot fronts 169.58 feet on the southwesterly margin of River Ridge Drive and fronts 80.91 feet on the southeasterly margin of Creek View Ct., said frontages being joined by a curve having a length of 39.27 feet, and extends back 126.32 feet on the southwesterly line and 55.85 feet on the southerly line to a point of intersection.

BEING the same property conveyed to Glen W. Terrell and wife, Elizabeth L. Terrell by Warranty Deed from Nathaniel Koenig and wife, Deborah Koenig, dated October 21, 2005 and recorded November 15, 2005 in Instrument No. 20051115-0138227, Register's Office for Davidson County, Tennessee.

The 2017 taxes were paid by the Grantors and the 2018 taxes have been prorated between the Grantors and the Grantees. All future taxes will be assumed by the Grantee herein.

Subject to all matters shown on plat of record in Plat Book 5800, Page 34, as amended in Book 5959, Page 134, said Register's Office.

Subject to Restrictive Covenants of record in Book 4788, Page 950; amended in Book 4871, Page 640 and Book 4892, Page 689; supplemented in Book 5855, Page 605, said Register's Office.

Subject to By-Laws of record in Book 4892, Page 679, said Register's Office.

Subject to HOA Charter of record in Book 4892, Page 671; amended in Book 8276, Page 552, said Register's

Office.

unimproved ☐

This is improved ☑ property, known as 6921 River Ridge Dr., Nashville, TN 37221
(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/our hands this 30th day of August, 2018.

Glen W. Terrell

Elizabeth L. Terrell

State of Tennessee
County of Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Glen W. Terrell and Elizabeth L. Terrell, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for purposes therein contained.

WITNESS my hand and seal this 30th day of August, 2018.

Notary Public
My Commission Expires: 6/18/19

JENNIFER A HOFFMAN
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires 06-18-2019

File No.: 20181807

I Dana Thomas do hereby make oath that I am a licensed and/or the custodian of the electronic version of the attached tendered for registration herewith and that this is a true and correct copy of the original documents executed and authenticated according to law.

Signature

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Dana Thomas, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Franklin, Tennessee, this 23rd day of August, 2018.

Notary Public

My Commission expires: 03/31/21

EMILY HOBBY
STATE OF TENNESSEE
NOTARY PUBLIC
MARSHALL COUNTY