Karen Y Johnson Davidson County
Batch# 143837 DEEDWARR
09/21/2018 10:47:30 AM 3 pgs
Fees: $18.00 Taxes: $758.50
20180921-0093703

THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **2002 Richard Jones Rd, Ste 203A** **Nashville, TN 37215** **CRT File No. 180817468**	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $205,000.00. Affiant Subscribed and sworn to before me, this20th day of September, 2018. Notary Public My Commission Expires: 9/25/19

VENIKKIA BRANCH
NOTARY PUBLIC
STATE OF TENNESSEE
SUMNER COUNTY

WARRANTY DEED

Address New Owner: Tajah Bohannon 217 Swift Drive Goodlettsville TN 37072	Send Tax Bills To: New Owner	Tax Information: Tax Parcel ID No. 018-08-0-038.00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Scott Neal, married** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Tajah N. Bohannon, single woman,** ("Grantees"), his successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot(s) 8 , as shown on the map entitled Mansker Heights, of record in Plat Book 2900, page 10, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Scott Neal, by deed from John K. Deep and wife, Tamara J. Deep, of record in Instrument No. 20070508-0055436, dated May 4, 2007, said Register's Office.

Erica Neal joins in this instrument for the purpose of conveying any and all interest in said property.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

General or special taxes and assessments required to be paid in the year 2018 and subsequent years for Map-Par. 018-08-0-038.00.

Matters shown on the Plan of record in Plat Book 2900, page 10, said Register's Office.

Easement granted to U.S. Sprint Communications Company of record in Instrument No. 20140114-0003779, said Register's Office.

This is improved property located at 217 Swift Drive Goodlettsville TN 37072

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

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Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 20th day of September, 2018.

Scott Neal

Erica Neal

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Scott Neal and Erica Neal, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 20th day of September, 2018.

Notary Public

KATE ROSENTHAL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES JULY 09, 2022

My Commission Expires: _____

Certificate of Authenticity

I, ASHLEE D PAGE, 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.

Ashlee D Page

Signature

State of Tennessee

County of Davidson

Personally appeared before me, Venikkia Cunningham, a notary public for this county and state, Ashlee D. Page, 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: 9/25/19.

VENIKKIA CUNNINGHAM
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
MY COMMISSION EXPIRES 9-25-2019