Karen Y Johnson Davidson County
Batch# 148430 DEEDWARR
10/03/2018 09:28:30 AM 5 pgs
Fees: $28.00 Taxes: $826.02
20181003-0098061

WARRANTY DEED

CHERIE FRANKLIN STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY My Commission Expires 05-30-2021

MST 2018-0733

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $223,250.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 27 DAY OF Sept, 2018

Notary Public

MY COMMISSION EXPIRES: 5-30-21
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY:

James T. Oglesby, Attorney and Yvette L. Meldrum, Attorney
Mid-State Title & Escrow, Inc., 128 Holiday Court, Suite 125, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Frank V. Neeley	Bank of England	129-11-0A-009.00
(NAME)	(NAME)	
101 Emma Neuhoff Court	5 Statehouse Plaza	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37205	#500	
(CITY) (STATE) (ZIP)	Little Rock, AR 72201	
	(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, **Frank Vincent Neeley and John Michael Neeley and Pamela Neeley Gregory and Paige Neeley and James Timothy Neeley and Theresa Neeley Lawerence and Lynwood Frank Neeley, Jr.**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Frank V. Neeley, an unmarried man,** 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 Unit No. 101, as shown on the Condominium Site Plan, Plat for Phase 1B of Lot 2, The Cloister at St. Henry, a Horizontal Property Regime, filed as Exhibit B to and established by the Master Deed of record in Book 6237, Page 665 as amended in Book 6834, Page 449, Register' s Office for Davidson County, Tennessee, together with an undivided percentage interest in the common areas/elements appurtenant to said Unit as set forth in the Master Deed, reference to which is hereby made for a more complete and detailed description.

Being the same property conveyed to Lynwood F. Neeley, an unmarried man by Sublease and Conveyance of Condominium Apartment deed from Leanne B. Burns, unmarried woman of record in Instrument No. 20120216-0013904 Register's Office for Davidson County, Tennessee, dated December 15, 2011 and recorded on February 16, 2012. (Lease Hold)

Being the same property conveyed to Lynwood F. Neeley, an unmarried man by Warranty deed from St. Henry's Property Development, Inc of record in Instrument No. 20140314-0021388 Register's Office for Davidson County, Tennessee, dated March 11, 2014 and recorded on March 14, 2014. (Fee Simple)

Lynwood F. Neeley having since died leaving Frank Vincent Neeley, John Michael Neeley, Pamela Navatta-Gregory, Theresa Lawrence, James Timothy Neeley, Paige Neeley, and Lynwood Frank Neeley, Jr. per his will probated at Docket No. 18P738. Paige Neeley being the daughter of previously deceased brother Patrick Neeley.

Being also known as 101 Emma Neuhoff Court Nashville, Tennessee 37205.

Subject to: Property taxes have been prorated and the Grantee has assumed payment thereof when same become due and payable, ALTA 8.1 and 9 Endorsement will be added to the Mortgage Loan Policy. Taxes for the year 2018, a lien not yet due and payable. The premises herein insured is a condominium apartment established pursuant to the provisions of the Tennessee Horizontal Property Act as the same is set out in Section 66- 27-101, et seq., of the Tennessee Code Annotated, and is subject to the provisions and requirements thereof and is subject to the By-Laws for the administration thereof; also subject to the easements, rights and interest in favor of other unit owners, and all sewer, water, electrical, telephone and other utility easements now or hereafter established over, through, or upon the land embracing the regime and buildings thereon; and also including without limitations, all conditions, covenants, restrictions, options, burdens, assessments and other undertakings contained in the Master Deed establishing a Horizontal Property Regime of The Cloister at St. Henry, Phase 1B, (a Horizontal Property Regime) of record in Book 6237, Page 665 and amended in Book 6834, page 449, both in the Register's Office for Davidson County, Tennessee. By-Laws of The Cloister at St. Henry of record in Book 6042, Page 602 (page 650), amended by Book 6519, page 187, Book 7590, page 273, Book 9269, page 285, Instrument No. 20020109-0003376 and Instrument No. 20140219-0014189, in the Register's Office for Davidson County, Tennessee. Charter of The Cloister Owners Association of record in Book 6076, Page 203and amended in Instrument No. 20140219-0014188; Instrument No. 20140507-0039179 and Instrument No. 20140507-0039180, in the Register's Office for Davidson County, Tennessee. Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Declaration of Restrictions, Covenants and Easements for Cloister at St. Henry, a Condominium, of record in Instrument Number 20101228-0102374, Register's Office for Davidson County, Tennessee.Subject to the terms and conditions of a Ground Lease by and between James D. Niedergeses, Bishop of the Dioceses of Nashville, and St. Henry's Property Development, Inc., dated August 31, 1982 of record in Book 6208, Page 137, in the Register's Office for Davidson County, Tennessee. Rights of tenants, as tenants only, under recorded or unrecorded leases. Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage of record in Book 4191, Page 157, in the Register's Office for Davidson County, Tennessee. Easement for ingress and egress of record in Book 6673, Page 133, in the Register's Office for Davidson County, Tennessee. Storm Water Detention Agreement of record in Book 6145, Page 293 and Book 6824, page 870, in the Register's Office for Davidson County, Tennessee. Deed of Conveyance to the Metropolitan Government of Nashville and Davidson County, Department of Water and Sewerage Services, of record in Book 6065, page 127, Book 6065, page 132, Book 6314, page 16, Book 6314, page 21, Book 7893, page 299 and Book 7893, page 451, in the Register's Office for Davidson County, Tennessee.

This property, known as 101 Emma Neuhoff Court, Nashville, TN 37205

(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 hand(s) this 27 DAY OF September 2018.

Frank Vincent Neeley

STATE OF Tennessee
COUNTY OF Williamson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Frank Vincent Neeley**, with whom I am personally acquainted (or provided to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 27 day of September, 2018.

Notary Public
My Commission Expires: 5/27/2019

Amelia Swanson (SEAL) State of Tennessee Notary Public Williamson County

John Michael Neeley

STATE OF Tennessee
COUNTY OF Williamson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **John Michael Neeley**, with whom I am personally acquainted (or provided to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 27 day of September, 2018.

Notary Public
My Commission Expires: 5/27/2019

Amelia Swanson (SEAL) State of Tennessee Notary Public Williamson County

Paige Neeley

STATE OF Tennessee
COUNTY OF Williamson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Paige Neeley**, with whom I am personally acquainted (or provided to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 27 day of September, 2018.

Notary Public
My Commission Expires: 5/27/2019

Amelia Swanson (SEAL) State of Tennessee Notary Public Williamson County

James Timothy Neeley

STATE OF Tennessee
COUNTY OF Williamson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **James Timothy Neeley**, with whom I am personally acquainted (or provided to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 27 day of September, 2018.

Notary Public
My Commission Expires: 5/27/2019

Amelia Swanson State of Tennessee Notary Public (SEAL) Williamson County

Theresa Neeley Lawrence

STATE OF Tennessee
COUNTY OF Williamson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Theresa Neeley Lawrence**, with whom I am personally acquainted (or provided to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 27 day of September, 2018.

Notary Public
My Commission Expires: 5/27/2019

Amelia Swanson State of Tennessee Notary Public (SEAL) Williamson County

Pamela Neeley Gregory

STATE OF Tennessee
COUNTY OF Williamson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Pamela Neeley Gregory.**, with whom I am personally acquainted (or provided to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 27 day of September, 2018.

Notary Public
My Commission Expires: 5/27/2019

Amelia Swanson State of Tennessee Notary Public (SEAL) Williamson County

Lynwood Frank Neeley Jr. by Yvette Meldrum, As Attorney-in-Fact

Lynwood Frank Neeley, Jr., by Yvette Meldrum as Attorney-in-Fact

STATE OF Tennessee
COUNTY OF Williamson

Personally appeared before me, the undersigned, a Notary Public in and for said State and County, **Yvette Meldrum,** Attorney-in-Fact for **Lynwood Frank Neeley, Jr.,** the within named bargainor(s), with whom I am personally acquainted (or proved o me on the basis of satisfactory evidence), and who acknowledged that he/she, executed the foregoing instrument on behalf of and as Attorney-in-Fact for the said **Lynwood Frank Neeley, Jr..,** as his/her free act and deed for the purposes therein contained, said Power of Attorney of record in Book 201810030098060 Page _____, Register's Office of Williamson County, Tennessee.

Witness my hand and official seal, this the 27 day of September, 2018.

Notary Public
My Commission Expires: 5/27/2019

Amelia Swanson
(SEAL)
State of Tennessee Notary Public
Williamson County

True Copy Certification

I, Yvette Meldrum, 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.

Signature - Yvette Meldrum

State of Tennessee
County of Williamson

Personally appeared before me, the undersigned, a notary public for this county and state, Yvette Meldrum 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: 5-30-21

CHERIE FRANKLIN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 05-30-2021