Karen Y Johnson Davidson County
Batch# 150000 DEEDWARR
10/09/2018 08:55:30 AM 2 pgs
Fees: $13.00 Taxes: $684.50
20181009-0099828

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER OR VALUE OF THE PROPERTY TRANSFERRED, WHICHEVER IS GREATER IS, $185,000.00.

Affiant

Subscribed and sworn to before me this 5 day of October, 2018.

Notary Public
My Commission expires: 4/8/22
(Affix Seal)

HAL E. WILSON, III
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

THIS INSTRUMENT PREPARED BY
Nashville Title Insurance Corporation, 2818 Bransford Avenue, Nashville, Tennessee 37204

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBER:
2838 Brunswick Estate Planning Land Trust	SAME	060-16-0-060.00
P.O. Box 60524		
Nashville, TN 37206		

WITNESSETH: That for and in consideration of TEN dollars, cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, **Dottie Neal**, unmarried, hereinafter called the GRANTOR, does hereby bargain, sell, convey and confirm unto **Trustee, Inc., a Wyoming Corporation, as Trustee for 2838 Brunswick Estate Planning Land Trust**, their heirs and assigns, hereinafter called the GRANTEE, the following described real estate, situated and being located in Davidson County, Tennessee:

Tract 1:
Land in Davidson County, Tennessee, being the easterly part of Lot No. 41 on the map of Capitol View Subdivision, as of record in Book 974, page 53, Register's Office for said County, described as follows: Beginning on the easterly margin of Brunswick Drive at the northwest corner of Lot No. 40-A, thence with the northerly line of said lot eastwardly 130 feet to a 2 foot reserved strip; thence with said strip northwardly 125 feet to the northerly line of Lot No. 42; thence with said line westwardly 143 feet; thence southwardly 125 feet; thence eastwardly 13 feet to the beginning.

Being the same property conveyed to Wilburt Hoyte Neal and wife, Dottie Neal by deed from William E. Pilkerton and wife, Willie Kate Pilkerton on September 14, 1956 of record in Book 2633, page 541, Register's Office for Davidson County, Tennessee. The said Wilburt Hoyte Neal having died leaving property to Dottie Neal by right of survivorship.

Tract 2:
A parcel of land being 20 feet wide and adjacent to the westerly margin of the property conveyed to the grantees herein by deed from the grantors of record in Book 2633, page 541, Register's Office for Davidson County, Tennessee and more particularly described as follows:

Beginning at a point in the northerly margin of Brunswick Drive 396.9 feet eastwardly from the easterly margin of Alhambra Circle; thence northwardly 125 feet with Spicer's east line (Book 3128, page 555, Register's Office for Davidson County, Tennessee), thence eastwardly 20 feet; thence with Neal's west line southwardly 125 feet; thence with the north margin of Brunswick Drive westwardly 20 feet to the beginning.

Being the same property conveyed to Wilburt Hoyte Neal and wife, Dottie Neal by deed from William E. Pilkerton and wife, Willie Kate Pilkerton on April 26, 1982 of record in Book 5877, page 129, Register's Office for Davidson County, Tennessee. The said Wilburt Hoyte Neal having died leaving property to Dottie Neal by right of survivorship.

The property is subject to any and all existing easements and restrictions as shown of record including the following:

Subject to all matters as shown on the Plan of record in Book 974, page 53, Register's Office Davidson County, Tennessee.

Easement as set forth in instrument recorded in Book 4155, page 490, Register's Office for Davidson County, Tennessee.

This is improved property known as: **2838 Brunswick Drive, Nashville, TN 37207**

TO HAVE AND TO HOLD The aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the GRANTEE, his heirs, successors and assigns in fee simple forever. And the GRANTOR does hereby covenant with the GRANTEE that he is lawfully seized in fee of the

aforedescribed real estate; that he has a good right to sell and convey the same; that the same is unencumbered, and that the title and quiet possession thereto he will warrant and forever defend against the lawful claims of all persons.

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 our hands this October 5, 2018.

Dottie Neal
Dottie Neal

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **Dottie Neal** to me known to be the person described in and who executed the foregoing instrument, and acknowledged that she executed the same for the purposes therein contained.

WITNESS my hand and Official Seal at office this October 5, 2018

My commission expires 7/8/19

Notary Public

HAL E. WILSON, III
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

I, Andy Maloney, 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

State of TN
County of Davidson

Personally appeared before me, Hal E. Wilson, III, a notary public for this county and state, Andy Maloney, who acknowledges that this certificate of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My commission expires: 7/8/19

HAL E. WILSON, III
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY