Karen Y Johnson Davidson County
Batch# 156706 DEEDWARR
11/05/2018 11:09:01 AM 2 pgs
Fees: $13.00 Taxes: $925.00
20181105-0109455

This Instrument Prepared by & Return to:
Homestead Title & Escrow, LLC
405 Two Mile Pike, Suite F
Goodlettsville, TN 37072

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER
Patrick K. & Karen Lelah Neuman 3500 Wrenwood Ave. Nashville TN 37205	Better Mortgage Corporation c/o LoanCare PO Box 202049 Florence, SC 29502-2049	104010/ 391.00

THIS INDENTURE, made this 2nd day of November, 2018 between

William J. Wolfe, an unmarried man

of Davidson County, Tennessee, hereinafter referred to as **Grantor**, and

Patrick K. Neuman and Karen Lelah Neuman, husband and wife

of Davidson County Tennessee, hereinafter referred to as **Grantee**.

WITNESSETH: that said Grantor, for and in consideration of the sum of ONE AND 00/100 DOLLAR ($1.00) cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, has granted, bargained, sold and conveyed, and does hereby grant, bargain, sell and convey unto the said Grantee the following described premises situated in Davidson County, Tennessee, to wit:

Land in Davidson County, Tennessee, being Lot No. 21, on the Plan of Wrenwood Subdivision, of record in Plat Book 1130, Page 55, Register's Office for said County, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to William J. Wolfe, an unmarried man by Warranty Deed dated 10/15/99 from Devon Bernard and Gino M. Lanatta, both unmarraried of record in Book 11707, Page 326, said Register's Office for Davidson County, Tennessee.

This is (X) improved ( ) unimproved property known as: 3500 Wrenwood Avenue, Nashville, TN 37205.

THIS CONVEYANCE is made subject to restrictive covenants, easements, and setback lines that are applicable to the above described property, and of record, and to all zoning and subdivision restrictions of the appropriate governmental body.

The above description is the same as the previous deed of record, no boundary survey having been made at the time of this conveyance.

TO HAVE AND TO HOLD the said real estate, together with all of the appurtenances, estate, title, and interest thereunto belonging unto the said Grantee, his/her heirs and assigns forever.

And said Grantor does hereby covenant with said Grantee, that Grantor is lawfully seized in fee simple of the premises above conveyed and has full power, authority and right to convey the same, and that said premises are free from all encumbrances except the 2018 real property taxes which are to be prorated between the parties and paid at closing., and that Grantor will forever warrant and defend the said premises and the title thereto against the lawful claims of all persons whomsoever.

Whenever in this instrument a pronoun is used it shall be construed to represent either singular or plural, as the case may demand.

IN WITNESS WHEREOF, the said Grantor hereunder sets his/her hand and seal the day and year first above written.

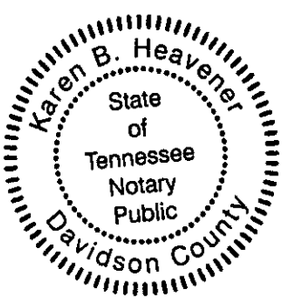
William J. Wolfe

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, William J. Wolfe, the within named bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such persons executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at office in Goodlettsville, Tennessee on this the 2nd day of November, 2018.

Karen B. Heavener
Notary Public
My Commission Expires: 7/8/19



STATE OF TENNESSEE
COUNTY OF DAVIDSON

I hereby swear or affirm that the actual consideration or true value of this transfer, whichever is greater, is $250,000.00.

William J. Wolfe
Affiant

Sworn to and subscribed before me, this 2nd day of November, 2018.

Karen B. Heavener
Notary Public
My Commission Expires: 7/8/19

