Prepared by:
Record and Return to:
Chapman and Rosenthal Title, Inc
2002 Richard Jones Rd., Ste 203-A
Nashville, TN 37215

This Instrument Prepared by and Return to:
Bell & Alexander Title Services, Inc.
8110 Isabella Lane, 2nd Floor
Brentwood, TN 37027

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater is $267,000.00.

Affiant

Subscribed and sworn before me this the 19th day of November, 2018.

Notary Public
My commission expires:

VIRGINIA ANDERSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES NOVEMBER 8, 2021

Karen Y Johnson Davidson County
Batch# 164660 **DEEDWARR**
11/26/2018 09:32:51 AM 2 pgs
Fees: $13.00 Taxes: $987.90

20181126-0115007

WARRANTY DEED

Address of New Owner:	Send Tax Bill to:	Tax Information:
Ryan J. Neises and Kelsey E. Neises 4833 Peninsula Pointe Dr, Hermitage, TN 37076	New Owner	097-16-0A 090.00

For and in consideration of the sum of ten and no/100 dollars ($10.00), cash in hand paid by the hereinafter Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, BARRY S. KIRKPATRICK AND WIFE, BONNIE K. KIRKPATRICK, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to RYAN J. NEISES AND KELSEY E. NEISES, HUSBAND AND WIFE, hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land, together with all tenements, hereditaments and appurtenances thereto located in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 21, on the Plan of The Peninsula, Phase Three, Section Two, of record in Plat Book 9700, Page 841, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete legal description.

Being the same property conveyed to Barry S. Kirkpatrick and wife, Bonnie K. Kirkpatrick, by deed from Janice Noland, unmarried (widowed), dated 10/31/2006, of record in Instrument No. 20061103-0136994, said Register's Office.

Subject to all Easements and Restrictions of record.

THIS IS IMPROVED PROPERTY KNOWN AS 4833 Peninsula Pointe Dr., Hermitage, TN 37076.

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, successors and/or assigns, forever. Grantors covenant with Grantees that Grantors 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to said Grantees, their successors, 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.

BK BK

Witness my hand this the 19th day of November, 2018.

Barry S. Kirkpatrick

Bonnie K. Kirkpatrick

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Barry S. Kirkpatrick and Bonnie K. Kirkpatrick, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 19th day of November, 2018.

My commission expires:

9-6-22

Notary Public

