THIS INSTRUMENT PREPARED BY:
Chapman & Rosenthal Title, Inc.
2002 Richard Jones Rd, Ste 203A
Nashville, TN 37215

CRT File No. 181118313

Karen Y Johnson Davidson County
Batch# 167953 **DEEDWARR**
11/28/2018 12:33:24 PM 2 pgs
Fees: $13.00 Taxes: $925.00

20181128-0116054

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is: $250,000.00.

Affiant

Subscribed and sworn to before me, this 27th day of November, 2018.

Notary Public
My Commission Expires: 1/20/19

NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY LESLIE GARSIDE

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Sara Hearn 2502 Neldia Court Nashville TN 37206	New Owner	Tax Parcel ID No. 072-14-1A-002.00 CO

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, **Alex Brogan DeJoy a/k/a Alex DeJoy, married** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Sara Hearn, a single woman**, ("Grantees"), her 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 Unit "B" , on the Horizontal Property Regime for The Cottages of Cahal, as recorded in the Master Deed of record in Instrument No. 20141209-0112573, Register's Office for Davidson County, Tennessee, to all of which reference is hereby made for a more complete description.

Being the same property conveyed to ALEX BROGAN DEJOY A/K/A ALEX DEJOY, by deed from NELDIA TRUST, DATED OCTOBER 19, 2015, SARAH MITCHELL, TRUSTEE, of record in Instrument No. 20160826-0089394, dated August 19, 2016, said Register's Office.

Kennan A. Abner joins in this instrument for the purpose of conveying any and all interest in said property, marital or otherwise.

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 2019 and subsequent years for Map-Par. 072-14-1A-002.00 CO.

Declaration of Covenants, Conditions, Liens, Easements and Restrictions, including, but not limited to, easements, assessments, special assessments, charges and liens, contained in an instrument of record in Instrument No. 20141209-0112573, said Register's Office.

Matters shown on the Plan of record in Plat Book 4885, page 11, said Register's Office.

Deed of Easement of record in Book 5929, page 722, said Register's Office.

Driveway and Utilities Easement and Maintenance Agreement of record in Instrument No. 20151120-0118154, said Register's Office.

This is improved property located at 2502 Neldia Court Nashville TN 37206

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.

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 27th day of November, 2018.

Alex Brogan DeJoy

Kennan A. Abner

STATE OF ARKANSAS)

COUNTY OF PULASKI)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Alex Brogan DeJoy and Kennan A. Abner, 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 27th day of ~~November, 2018~~.

Notary Public ANDREW ADKINS

My Commission Expires: 01/10/27

ANDREW ADKINS
COMM. EXP.
01-10-2027
No. 2017004967
PULASKI
COUNTY
NOTARY PUBLIC ARKANSAS