File No.

SPECIAL WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 396,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 12th DAY OF December, 2018.

Notary Public

MY COMMISSION EXPIRES: .
(AFFIX SEAL)

GEORGETTE R. KENNEDY NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

Karen Y Johnson Davidson County
Batch# 173615 DEEDWARRSP
12/13/2018 10:44:09 AM 3 pgs
Fees: $18.00 Taxes: $1,465.20

20181213-0121331

THIS INSTRUMENT WAS PREPARED BY
Donald R. Barrett, Jr., Esq.
Sidwell & Barrett, P.C.
121 First Avenue South
Franklin, TN 37064

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
James Prosser & Diane Prosser	NEW OWNER	16003001400
(NAME)	(NAME)	
623 Oakley Drive		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37220		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN 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, N. P. DODGE, JR., AS TRUSTEE UNDER THE TRUST AGREEMENT DATED THE 14th DAY OF OCTOBER, 1985, AND AMENDED ON MAY 21, 2002 TO PROVIDE FOR LESLIE A. DELPERDANG AS AN ADDITIONAL TRUSTEE TO SERVE ALONG WITH N.P. DODGE, JR., KNOWN AS THE TRUST BETWEEN NATIONAL EQUITY, INC., A NEBRASKA CORPORATION AND N. P. DODGE, JR., HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO James Prosser and Diane Renee Prosser, husband and *; HEREINAFTER CALLED THE GRANTEE(S), HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT: *wife

Land in Davidson County, Tennessee, being all of Lot No. 94, on the Plan of Haileywood Estates, Section V, of record in Plat Book 2330, Page 74, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description.

BEING the same property conveyed N. P. DODGE, JR., AS TRUSTEE UNDER THE TRUST AGREEMENT DATED THE 14th DAY OF OCTOBER, 1985, AND AMENDED ON MAY 21, 2002 TO PROVIDE FOR LESLIE A. DELPERDANG AS AN ADDITIONAL TRUSTEE TO SERVE ALONG WITH N.P. DODGE, JR., KNOWN AS THE TRUST BETWEEN NATIONAL EQUITY, INC., A NEBRASKA CORPORATION AND N. P. DODGE, JR. by Warranty Deed from SAMUEL M. HUFFMAN AND CORRIE C. HUFFMAN, husband and wife, dated November 8, 2018 **and of record bearing Instrument No.** 20181213-0121330 **, Register's Office for DAVIDSON County, Tennessee.**

THIS conveyance is made subject to:

See Schedule "A" for Exceptions

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record (6) easements, restrictions, building setback lines, covenants, agreements and mineral exceptions, if any, of record

unimproved ☐

This is improved ■ property, known as 623 OAKLEY DRIVE, NASHVILLE, TN 37220
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD said tract of land, with the appurtenances, estate, title and interest thereto belonging to said GRANTEES, his/her/their heirs and assigns, forever. 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.

GRANTOR does hereby covenant with GRANTEE that GRANTOR has not made, done, executed, allowed or permitted any act, instrument or thing whatever whereby said land, or any part thereof, now or at any time hereafter shall be charged or encumbered in any manner whatsoever; and GRANTOR does further covenant and bind itself, its successors, assigns and representatives, to warrant and forever defend the title to said land to said GRANTEE, his/her/their heirs and assigns, against the lawful claims of all persons claiming by, through or under said GRANTOR, but not otherwise.

Witness my/our hand(s) this 15 day of November, 2018.

N.P. Dodge Jr.
N.P. DODGE, JR., TRUSTEE

STATE OF Nebraska
COUNTY OF Douglas

Before me, the undersigned Notary Public, of the state and county mentioned, personally appeared N.P. DODGE, JR., TRUSTEE with whom I am personally acquainted, and who, upon oath, acknowledged such person to be the Trustee of Trust Agreement of the within named bargainor, and that he as such Trustee, executed the foregoing instrument for the purpose therein contained, by personally signing the name of N.P. DODGE, JR., TRUSTEE.

Witness my hand and seal, at office in Omaha, NE, this 15 day of November, 2018

Natasha R Goslar
Notary Public

GENERAL NOTARY - State of Nebraska
NATASHA R. GOSLAR
My Comm. Exp. April 9, 2022

My Commission Expires: 4-9-2022

File Number:

RETURN TO:

Schedule "A"

1. Defects, liens, encumbrances, adverse claims or other matters, if any, created, first appearing in the public records or attaching subsequent to the Effective Date but prior to the date the proposed Insured acquires for value of record the estate or interest or mortgage thereon covered by this Commitment.

2. Rights or claims of parties in possession not shown by the public records.

3. Easements, or claims of easements, not shown by the public records.

4. Encroachments, overlaps, boundary line disputes, or other matters which would be disclosed by an accurate survey or inspection of the premises.

5. Any lien, or right to a lien, for services, labor, or material hereto or hereafter furnished, imposed by law and not shown by the public records.

6. Minerals of whatsoever kind, subsurface and surface substances, including but not limited to coal, lignite, oil, gas, uranium, clay, rock, sand and gravel in, on, under and that may be produced from the Land, together with all rights, privileges, and immunities relating thereto, whether or not appearing in the Public Records or listed in Schedule B. The Company makes no representation as to the present ownership of any such interests. There may be leases, grants, exceptions or reservations of interests that are not listed.

7. Restrictions upon the use of the premises not appearing in the chain of title to the land.

8. Taxes for 2018 and subsequent years, a lien not yet due and payable.

9. All matters shown on the plat of record in Plat Book 2330, Page 74, in the Register's Office for Davidson County, Tennessee.

10. If improvements are completed after January 1 of any year, the Law requires supplemental assessment for the year in which the improvements are completed as defined by Statute. The Company assumes no liability for taxes assessed by correction pursuant to the provisions of TCA 67-5-603, et seq.