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THIS INSTRUMENT WAS PREPARED BY:
J. Blake Freeman, Attorney
323 Emery Drive
Nashville, TN 37214-3113

Karen Johnson Davidson County
Batch# 222225 DEEDWARR
04/26/2019 09:58:13 AM 2 pgs
Fees: $13.00 Taxes: $1,150.70
20190426-0038530

WARRANTY DEED

Address New Owner(s):
Mr. & Mrs. Matthew P. Neal
2805 Western Hills Drive
Nashville, TN 37214

Send Tax Bills to:
Renasant Bank
2001 Park Place North, #150
Birmingham, AL 35203

Map/Parcel: 06211005400

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, I/we, **Elizabeth D. Nelson, unmarried person**, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey all my interest unto **Matthew Porter Neal and Kellie Morgan Neal, husband and wife ,** hereinafter called the Grantee(s), its successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

BEING Lot No. 156 on the Plan of Section 3, Sutherland Heights, of record in Book 2663, page 117 in the Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description of the property.

BEING the same property conveyed to Elizabeth D. Nelson, unmarried, by Warranty Deed from Einstman Properties, LLC, a Tennessee limited liability company, dated October 15, 2012, and filed at Instrument No. 20121019-0095872, said Register's Office.

THIS conveyance is subject to: Taxes for current year prorated and assumed by Grantee; all matters as shown on the recorded plat and any other existing easements and restrictions of record and all zoning regulations that is applicable.

This is improved property known as: 2805 Western Hills Drive, Nashville, TN 37214-1319

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 and assigns forever; and we do covenant with said GRANTEES that we 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; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said GRANTEES, their 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.

WITNESS my/our hand(s) as on the date shown on the Notary forms.

Elizabeth D. Nelson

Elizabeth D. Nelson

STATE OF TENNESSEE DAVIDSON COUNTY ss:

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Elizabeth D. Nelson,** the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office, this 19th day of April, 2019.

My Commission Expires: 3/8/22

Notary Public

OLLIE MAI PARSLEY NOTARY PUBLIC STATE OF TENNESSEE MY COMMISSION EXPIRES 3-8-2022

STATE OF TENNESSEE DAVIDSON COUNTY ss:

The actual consideration or value, whichever is greater, for this transfer is $311,000.00

Affiant

Subscribed and sworn to before me this 19th day of April, 2019.

My Commission Expires: 3/8/22

Notary Public

OLLIE MAI PARSLEY NOTARY PUBLIC STATE OF TENNESSEE MY COMMISSION EXPIRES 3-8-2022