Prepared By & Return To:
Tennessee Title Services, LLC
7000 Executive Center Dr
Suite 290
Brentwood, TN 37027
B19-0621

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $752,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 29 day of April, 2019

Notary Public

Commission Expires: 10/4/19

Address of New Owner	Send Tax Bills To:	Map & Parcel
The Archer Trust c/o Lou Taylor Trustee 940 Archer Street Nashville, TN 37203	11 Music Circle S. Nashville, TN 37203	105-01-0-624.00

Karen Johnson Davidson County
Batch# 223876 DEEDWARR
04/30/2019 02:05:22 PM 2 pgs
Fees: $13.00 Taxes: $2,782.40

20190430-0039963

WARRANTY DEED

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,

Michael Neuman and wife, Cara Neuman

HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Lou Taylor, Trustee of The Archer Trust dated 03/01/2019

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being Lot No. 2 on the Plan of Final Plat of New Hope Subdivision of record in Plat Book 6900, Page 996, 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 Michael Nueman and wife, Cara Nueman by Warranty deed from Donetta E. McKissack, unmarried of record in Instrument No. 20150114-0003977 Register's Office for Davidson County, Tennessee, dated January 08, 2015 and recorded on January 14, 2015.

Michael Nueman and Michael Neuman being one and the same person.
Cara Nueman and Cara Neuman being one and the same person.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

This is improved property known as: 940 Archer Street, Nashville, TN 37203

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 so covenant with the 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 land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever uses, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Dated this the 29 day of April, 2019.

Michael Neuman

Cara Neuman

STATE OF TENNESSEE
COUNTY OF WILSON

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

Witness my hand and official seal this 29 day of April, 2019.

Notary Public
My Commission Expires: 10/9/19

(Notary Seal)

