Karen Johnson Davidson County
Batch# 234315 DEEDWARR
05/24/2019 09:00:25 AM 2 pgs
Fees: $13.00 Taxes: $1,450.40

20190524-0049235

Prepared by:
Record and Return to:
Chapman & Rosenthal Title, Inc.
210 Westgate Circle, Suite 150
Brentwood, TN 37027

State of Tennessee
County of Davidson

The actual consideration or value, whichever is greater, for this transfer is $392,000.00

Affiant

Subscribed and sworn to before me, this the 21st day of May, 2019.

Notary Public

My commission expires: _____
(AFFIX SEAL)

TARA JONES
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES SEPTEMBER 6, 2022

THIS INSTRUMENT WAS PREPARED BY:
GREENVUE TITLE & ESCROW, LLC
2207 Crestmoor Road, Suite 101
Nashville, TN 37215

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
BRANDY NEELY AND KEVIN NEELY	**NEW OWNER**	155-16-0A-047.00
800 High Point Trace Court		
Nashville, TN 37221		

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

JOHN K. FOWLER AND ALTON J. SHERICK, MARRIED TO EACH OTHER

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

BRANDY NEELY AND KEVIN NEELY, WIFE AND HUSBAND

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

Land in Davidson County, Tennessee, being Lot(s) 39, as shown on the map entitled Traceside, Section 2, of record in Plat Book 7900, pages 980 and 981, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to JOHN K. FOWLER AND ALTON J. SHERICK, BOTH UNMARRIED, AND AS TENANTS IN COMMON WITH RIGHTS OF SURVIVORSHIP, by deed from CENTEX REAL ESTATE CORPORATION, of record in Book 10002, Page 74, dated March 28, 1996, said Register's Office.

THIS CONVEYANCE IS MADE SUBJECT TO TAXES FOR THE CURRENT YEAR, ANY AND ALL ZONING REGULATIONS, RESTRICTIONS, SETBACK LINES, EASEMENTS, AND ENCUMBRANCES OF RECORD, IF ANY, AS MAY AFFECT THE PREMISES.

This is improved property known as 800 High Point Trace Court, Nashville, TN 37221.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, his heirs and assigns, forever; and Grantor does covenant with said Grantee that Grantor is lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same in 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 Grantee, his 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) this 21st day of May, 2019.

John K. Fowler By Alton J. Sherick, His attorney in fact.

JOHN K. FOWLER
BY: ALTON J. SHERICK, HIS ATTORNEY IN FACT

ALTON J. SHERICK

State of Tennessee)
County of Davidson)

On this 21st day of May, 2019, before me personally appeared, ALTON J. SHERICK to me known to be the persons described in or proved to me on the basis of satisfactory evidence, and who executed the foregoing instrument for the purpose therein contained, and who acknowledged the execution of the same to be his free act and deed.

My Commission Expires: 8-20-2019 _____
Notary Public

EMILY H. PROPHET STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

State of Tennessee)
County of Davidson)

On this 21st day of May, 2019, before me personally appeared ALTON J. SHERICK, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of JOHN K. FOWLER, and who acknowledged that he executed the same as the free act and deed of JOHN K. FOWLER.

Witness my hand, at office, this 21st day of May, 2019.

My Commission Expires: 8-20-2019 _____
Notary Public

EMILY H. PROPHET STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY