Karen Johnson Davidson County
Batch# 243697 DEEDWARR
06/17/2019 09:40:30 AM 3 pgs
Fees: $18.00 Taxes: $1,912.23
20190617-0057754

WARRANTY DEED

REBECCA SHUKIS
TENNESSEE
NOTARY
PUBLIC
My Comm Exp.
12.15/2021
COUNTY OF WILLIAMSON

State of Tennessee
County of ~~Davidson~~ Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $516,820.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 14th day of June, 2019

Notary Public

MY COMMISSION EXPIRES: 12/15/21

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Lighthouse Title and Escrow, 301 S. Perimeter Park Drive, Suite 125, Nashville, TN 37211

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Jeffrey Daniel Sellers Tammy Allison Sellers	New Owner	172-06-0A Parcel 69.00
(NAME)	(NAME)	
5417 Incline Drive		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37211		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, , **Charles Clifford Neal Sr., an unmarried man** hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **Jeffrey Daniel Sellers and Tammy Allison Sellers, husband and wife,** 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. 79 on the Plan of Mountain View, Section Two, of record in Plat Book 9700, pages 656 and 657. Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate description thereof.

Being the same property conveyed to Charles C. Neal by Warranty Deed from Centex Homes, a Nevada General Partnership dated June 7, 1999 and found of record in Book 11520, page 966, Register's Office for Davidson County, Tennessee. Also See Quitclaim Deed from Patsy Karen Johnson Neal to Charles Clifford Neal, Sr. dated November 6, 2006 and found of record in Instrument Number 20061120-0143900, Register's Office for Davidson County, Tennessee.

Subject to:

Taxes and assessments for the year 2019 and subsequent years, which are not yet due and payable.

All matters appearing on the Plan of record Plat Book 9700, pages 656 and 657, Register's Office for Davidson County, Tennessee.

Restrictive Covenants of record in Book 10053, page 239 and amended in Book 10496, page 311; and Book 10919, page 327, Register's Office for Davidson County, Tennessee.

By-Laws of record in Book 10496, page 391, Register's Office for Davidson County, Tennessee.

Declaration of Common areas as shown in Book 10929, page 984, Register's Office for Davidson County, Tennessee.

Any and all zoning regulations, building restrictions and setback lines, if any, and all easements for public utilities.

unimproved ☐

This is improved ☑ property, known as 5417 Incline Drive, Nashville, TN 37211
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 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 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 hands this 14th day of June, 2019.

Charles Clifford Neal Sr.

State of Tennessee
County of Davidson

Personally appeared before me Charles Clifford Neal Sr., with whom I am personally acquainted, and who acknowledged that he executed the foregoing instrument for purposes therein contained.

WITNESS my hand and seal this 14th day of June, 2019.

Notary Public
My Commission Expires: 11-8-21

File No.: 201906020

JENNIFER R. PIERCE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

True Copy Certification

I, Marjorie Kaup Haines, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Marjorie Kaup Haines
Signature

State of TN

County of Williamson

Personally appeared before me, **Chris Mule**, a notary public for this county and state, **Marjorie Kaup Haines** who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 1/13/2020
Notary' Seal (if on paper)

CHRIS MULE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY