Prepared by:
Record and Return to:
Chapman and Rosenthal Title, Inc
2002 Richard Jones Rd., Ste 203-A
Nashville, TN 37215

WARRANTY DEED

Karen Johnson Davidson County
Batch# 258593 DEEDWARR
07/18/2019 11:29:13 AM 2 pgs
Fees: $13.00 Taxes: $1,576.20
20190718-0070446

VIRGINIA ANDERSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES NOVEMBER 8, 2021

State of Tennessee
County of Davidson

The actual consideration or value, whichever is greater, for this transfer is **$426,000.00.**

Affiant

Subscribed and sworn to before me, this the 16th day of July, 2019.

Notary Public

My commission expires:_____
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Attorneys Title Company, Inc.
2927 Berry Hill Drive, Nashville, TN 37204-3126

Address of New Owner(s) as follows: **Elizabeth Byrd Neuman**	Send Tax Bills To:	Map-Parcel Numbers **Map 115-01-0 Parcel 024.00**
916 Rodney Drive	NEW OWNER	
Nashville, TN 37205		

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,

Dorothy Sara Fowler Getsay and Richard Gene Getsay, wife and husband

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

Elizabeth Byrd Neuman, an unmarried woman

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. 3 on the Plan of Glennwood, Section II, of record in Plat Book 2854, Page 18, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

Being all of the same property conveyed to Ricky Getsay and Dorothy Sara Fowler by Deed dated June 20, 2013 from Michael M. Nutt and wife, Emily S. Nutt, of record in Instrument No. 20030630-0089699 and further conveyed to Dorothy Sara Fowler Getsay and Richard Genet Getsay, wife and husband by Quitclaim Deed dated July 25, 2017 from Dorothy Sara Fowler and Ricky Getsay of record in Instrument No. 20170802-0078420, Register's Office for Davidson County, Tennessee.

Ricky Getsay being one and the same person as Richard Gene Getsay.

This conveyance of the above described parcel of land is subject to the following: (1) The Plan of record in Plat Book 2854, Page 18, said Register's Office, shows an Owner's Certificate, and is subject to all matters as set forth therein. (2) Restrictive Covenants contained in instrument of record in Book 2875, Page 436, and in Book 3031, Page 57, Register's Office for Davidson County, Tennessee. Note: Said Restrictions are not applicable to portions thereof that have already expired. (3) Taxes for the current year which have been prorated and assumed by the Grantee herein and subsequent years, not yet due and payable.

This is improved (____) Unimproved (____) property, known as **916 Rodney Drive, Nashville, TN 37205**

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 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 hand(s) this 16th day of **July, 2019.**

Dorothy Sara Fowler Getsay

Richard Gene Getsay

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, a Notary Public of said County and State, **Dorothy Sara Fowler Getsay and Richard Gene Getsay,** the within named sellers, 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 at Nashville, Tennessee, this 16th day of **July, 2019.**

Notary Public

My Commission Expires: 1/17/21

JOHN COOK
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY, TENN.