Record and return to:
Victory Title & Escrow, LLC
695 President Pl., Ste. 203
Smyrna, TN 37167
VT1907002220

WARRANTY DEED

Karen Johnson Davidson County
Batch# 265086 **DEEDWARR**
08/01/2019 09:38:12 AM 2 pgs
Fees: $13.00 Taxes: $351.50

20190801-0075889

W-CR-19-1301

STATE OF TENNESSEE
COUNTY OF ~~DAVIDSON~~ PH Rutherford

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $95,000.00.

Christy Clark
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31st DAY OF JULY, 2019.

Patricia L Hurtt
Notary Public

MY COMMISSION EXPIRES: 4/18/21
(AFFIX SEAL)

PATRICIA L. HURTT NOTARY PUBLIC STATE OF TENNESSEE RUTHERFORD COUNTY

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Roberto T. Chatman	NEW OWNER	
(NAME)	(NAME)	
1301 Neelys Bend Road, #15		052-16-0A-015.00-CO
(ADDRESS)	(ADDRESS)	
Madison, TN 37115		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **P AND C INVESTMENTS, INC., A CORPORATION,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **ROBERTO T. CHATMAN, AN UNMARRIED MAN,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

Land in Davidson County, Tennessee, being Apartment Unit No. B-15 of Neely's Bend Condominium created under Title 64, Sections 2701 et seq., as amended, Tennessee Code Annotated, and as established by a Master Deed of record in Book 5483, Page 86, Register's Office for Davidson County, Tennessee, together with the undivided percentage interest in the Common Elements appurtenant to said Unit as set forth in Exhibit A-1 of said Master Deed. Reference is hereby made to the Plat of Neely's Bend Condominium of record in Plat Book 5200, Page 200, Register's Office for Davidson County, Tennessee, for a more complete identification and description of such Unit.

Being the same property conveyed to P and C Investments, Inc, a Corporation by Warranty Deed from Emmy Hendrick, Successor Trustee of The 1301 Neelys Bend Rd Trust of record in Instrument No. 20190314-0023317 Register's Office for Davidson County, Tennessee, dated March 13, 2019 and recorded on March 14, 2019.

This conveyance is subject to:
- Taxes for the year 2019 and subsequent years.
- All matters shown on the Plan of record in Plat Book 421, Page 141 and Plat Book 5200, Page 200, Register's Office for Davidson County, Tennessee.
- Master Deed establishing a Horizontal Property Regime of Neely's Bend Condominium of record in Book 5483, Page 86, with By-Laws for Neely's Bend Condominium Association, Inc. appended thereto at Book 5483, Page 124, as amended by Instrument No. 20020705-0080848 and Instrument No. 20040527-0062519, Register's Office for Davidson County, Tennessee.
- Charter for Neely's Bend Condominium Association, Inc. of record in Book 5476, Page 765, in the Register's Office for Davidson County, Tennessee.
- Grant of Utility Line Easement of record in Instrument Number 20040624-0075203, in the Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **1301 Neelys Bend Road, #15, Madison, Tennessee 37115**.

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(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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 the 31st DAY OF JULY, 2019.

P and C Investments, Inc., a Corporation

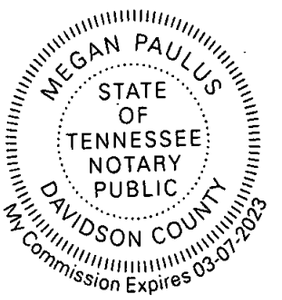
BY: _____
Selena Catalogne
Authorized Agent

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned Notary Public, personally appeared SELENA CATALOGNE, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged such person to be the AUTHORIZED AGENT of P AND C INVESTMENTS, INC., A CORPORATION, the within named bargainor, a corporation, and that such person, executed the foregoing instrument for the purpose therein contained, by personally signing the name of the corporation as AUTHORIZED AGENT.

Witness my hand and official seal, this the 31st of July, 2019.

_____
Notary Public
My Commission Expires: 3/7/23
(SEAL)



RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212