THIS INSTRUMENT PREPARED BY:
A. Blake Neill
P. O. Box 819
Somerville, TN 38068
(901) 465-3336
File No. 19-354N

Karen Johnson Davidson County
Batch# 274394 DEEDWARR
08/21/2019 09:34:31 AM 3 pgs
Fees: $18.00 Taxes: $1,475.93
20190821-0083870

WARRANTY DEED

THIS INDENTURE made and entered into this 19 day of August, 2019, by and between DEBORAH NEILL and JAMES COLE, parties of the first part, and, BLAKE JETER AND MOLLY SCHILLER, both unmarried, as joints tenants with right of survivorship, parties of the second part.

W I T N E S S E T H:

THAT FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid and other good and valuable considerations, the receipt of all of which is hereby acknowledged, parties of the first part have bargained and sold and do hereby bargain, sell, transfer and convey unto the parties of the second part, their heirs and assigns in fee simple forever, all of their right, title and interest in the following described real estate situated in Davidson County, Tennessee, to wit:

Land in Davidson County, Tennessee, being Unit B, 411 Eastboro Drive Residences, a Horizontal Property Regime with Private Elements of record in Instrument No. 20181024-0105309, 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 part of the same property conveyed to James Cole, a single man and Deborah Neill, a single woman, as tenants in common by Warranty Deed from Yellow Ball Development, GP, a Tennessee General Partnership of record in Instrument No. 20181024-0105275 Register's Office for Davidson County, Tennessee, dated October 19, 2018 and recorded on October 24, 2018.

Property subject to all maters show on the Plan of record in Plat Book 332, Page 116;, Restrictions of record in Book 9040, Page 108;, Covenants, Conditions and Restrictions shown as Instrument No. 20181024-0105309; and Charter for 411 Eastboro Drive Residences Homeowners' Association of record as Instrument No. 2018030-0107437, all appearing of record in the Register's Office of Davidson County, Tennessee.

TO HAVE AND TO HOLD the same together with the appurtenances and hereditaments thereunto belonging or in anywise appertaining unto the said parties of the second part, their heirs and assigns in fee simple, with whom said parties of the first part covenant that they are lawfully seized and possessed of the same; that they have a good and perfect right to sell and convey the same; that the same is unencumbered except for the 2019 property taxes for which the Grantees herein assume, and that the title to said property they will forever warrant and defend against the lawful claims and demands of all persons whomever.

WITNESS the signature of the parties of the first part on the day and date above written.

Deborah Neill
DEBORAH NEILL

James Cole
JAMES COLE

STATE OF TENNESSEE
COUNTY OF FAYETTE

On the 19 day of August, 2019, before me personally appeared DEBORAH NEILL AND JAMES COLE, to me personally known (or proved to me on the basis of satisfactory evidence) to be the persons who executed the foregoing instrument and who acknowledged that they executed the same as their free act and deed and for the purposes therein contained.

Witness my hand and official seal at office in the State and County aforesaid on the date above written.

Jeanne C. DeLong
Notary Public

My Commission Expires:
8/25/21

JEANNE C. DELONG
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF FAYETTE

AFFIDAVIT

STATE OF TENNESSEE
COUNTY OF FAYETTE

I hereby swear or affirm that the actual consideration for this transfer, or the value of the property transferred, whichever is greater is $398,900.00 which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant

Sworn to and subscribed before me this 19 day of August, 2019.

Notary Public

My Commission Expires: March 3, 2020

PRISCILLA C. URBANEK STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENNESSEE

MAIL TAX NOTICES AND RETURN
DEED TO:

~~BLAKE JETER, et al.~~

Studio BANK
124 12th Avenue, S. #400
Nashville, TN 37203

PROPERTY ADDRESS:
411 B Eastboro Drive
Nashville TN 37209

TAX MAP/PARCEL I.D.
091-13-4B-002.00-CO (Unit B)